



Citizens for Lexington Conservation

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Kate Fricker, Editor

February, 2005

Eileen Entin, President

CANDIDATES' FORUM ISSUE

Citizens for Lexington Conservation, Inc. devotes this annual issue of its newsletter to candidates' statements in order to help you, the voter, cast your ballot effectively. All candidates for office were sent a letter soliciting their response to the questions below (not all responded). Items not in italics have been added after the mailing to clarify the numbering of the articles.

*The need for sustainable development, an approach that preserves critical land resources while striving to meet urgent community needs for affordable housing and economic development, is of primary importance to Citizens for Lexington Conservation. This year five warrant articles are relevant to this topic and are of concern to all Lexington residents. Citizens for Lexington Conservation invites you, as a candidate for public office in the Town of Lexington, **to tell us whether or not you support each of the five articles, giving the reasons for your position.** Candidates' responses will be included in our annual Candidates' Forum newsletter that will be published during February and mailed to you and over 300 other Lexington families. It will also be available free at Cary Memorial Library.*

Two articles focus on a state-owned property in South Lexington, the remaining undeveloped Lexington portion of the former Middlesex Country Hospital land, referred to as Lot 1. This 47.5 acre parcel, which contains high quality pine and oak/hickory woods, meadows, a series of wetland pools, and well established walking trails, forms a link in the 1000-acre Western Greenway that encompasses Lexington, Waltham, and Belmont. (See map on last page.)

Article X (This is now Article 21.) asks Town Meeting to adopt a resolution in favor of preserving Lot 1 as open space and to authorize the Board of Selectmen to act to prevent the sale and disposition of this land for housing or other development.

Article 21 (This is now Article 20.) asks Town Meeting to authorize the Conservation Commission to acquire Lot 1 by purchase or otherwise for conservation purposes, and to appropriate the money for this acquisition.

Article Y (This is now Article 22.) focuses on a more general land use issue. It asks Town Meeting to adopt a resolution calling for its legislators and Town officials to support the repeal of Outside Section 548, the fast track auction law enacted by the Massachusetts Legislature in 2003, which reduced a town's ability to purchase or otherwise influence the disposition of surplus State property. As it exists, the fast track auction law could allow the Department of Capital Asset Management to sell Lot 1 with only 30 days notice without giving the Town the right of first refusal and without any safeguards against improper redevelopment that would conflict with Town planning. Under the purview of Outside Section 548, two smaller Lots adjacent to Lot 1 have already been auctioned away.

Articles 8 and 9 (These are now Articles 7 & 8.) address the funding of open space land acquisition to meet Town needs for sustainable development. Article 8 asks Town Meeting to accept the Massachusetts Community Preservation Act (CPA) by approving a real estate tax surcharge of up to 3 percent for the purposes of open space preservation, historic preservation, and affordable housing. Under the CPA, the money raised would be matched by state funds. If Article 8 is adopted, Article 9 asks Town Meeting to establish a Community Preservation Committee to implement the provisions of the CPA.

CLC Annual Meeting Will Be April 7

Citizens for Lexington Conservation invites the public to its annual meeting on April 7 at 8pm. The meeting will feature a presentation by Roger Wrubel, Director of National Audubon's Habitat facility in Belmont, on the subject of linked open space resources within the communities of Lexington, Belmont, Waltham and Lincoln. The presentation will explore the impact of viewing individual open space parcels as parts of a larger continuum and how this affects conservation efforts, present utilization activities, and future planning. The evening will open with a brief business meeting, followed by the featured presentation. The meeting will be held in Estabrook Hall, located in the basement of Carey Hall, 1605 Massachusetts Avenue, Lexington Center. Refreshments will be served. For further information, contact: Keith Ohmart (kohmart@verizon.net) 781-862-6216.

Lexington Reads Book Discussion Group Will Meet on March 15

The CLC/Lexington Reads book discussion group, lead by Eileen Entin and Keith Ohmart, will be held on Tuesday evening, March 15, from 7-9:30 PM in Room G-15 of the Town Hall. The subject is E.O. Wilson's "The Future of Life".

A selection of possible discussion questions is available on the Lexington Reads website: <http://ci.lexington.ma.us/lexreads/OtherReading.html> The site lists other dates for drop-in book discussion groups being held at the library for those of you unavailable on March 15. Refreshments will be served. We hope you can attend.

CLC MEMBERSHIP FORM: 2005 Mail to: CLC Inc., P. O. Box 292, Lexington, MA 02420-0003 <i>If your mailing label says "DUES PAID 2004", or earlier, it is time to renew your membership</i>	
NAME _____	EMAIL _____
ADDRESS _____	TEL. NO _____
<input type="checkbox"/> New Member	<input type="checkbox"/> \$ 7.00 Basic Membership
<input type="checkbox"/> Renewal	<input type="checkbox"/> \$ 10.00 Supporting Membership
	<input type="checkbox"/> \$ Contribution
	<input type="checkbox"/> \$ Total
Please tell me how I can assist CLC in the following areas:	
<input type="checkbox"/> Natural History	<input type="checkbox"/> Stewardship
<input type="checkbox"/> Organizing Annual Meeting	<input type="checkbox"/> Writing for Newsletter
<input type="checkbox"/> Land Conservation	<input type="checkbox"/> Organizing Fall/Spring Walks <input type="checkbox"/> Other

CLC does not endorse any candidate. Rather, we urge you to read the candidates' statements, make your own decisions, and VOTE for your candidates on Monday, March 7.

Candidates for Town-Wide Office

Norman P. Cohen
Candidate for Selectman
Linorm@comcast.net

Prior to becoming Town Counsel, I was a member of the Conservation Commission. In those two positions, I was directly involved in the acquisition of over seventy per cent of the protected and preserved land which the Town owns today. I strongly support the passage of the two resolutions dealing with preserving Lot 1 of the Middlesex County Hospital land and endorsing the repeal of Section 548. With respect to Section 548, it would be my hope that the present Board of Selectmen would take immediate steps to notify our State Legislators of the adverse effects of the fast track auction law on all municipalities in order that repeal could be considered at this legislative session. I would also favor borrowing to acquire Lot 1 if an acceptable price could be negotiated since further development in this area, in addition to the approved project for the Met State land, could be detrimental to the Town. I also believe that we should consider adopting the Community Preservation Act at this time. Approval of the CPA not only requires an affirmative vote of the Town Meeting but also an affirmative vote of the citizens of the Town. Those municipalities that have adopted the CPA have all had, as promised, the funds appropriated for approved projects matched by the Commonwealth. We could easily meet the requirements of spending at least ten per cent of CPA funds on open space and recreation, historic preservation, and affordable housing.

Bill Kennedy
Candidate for Selectman
781-862-2502 Kennedy.w@rcn.com

Article 21 - Lot 1, Middlesex Hospital Land – I am strongly in favor of keeping this parcel undeveloped. We recently approved a large development on the former Met State property which will increase the number of housing units in this area of South Lexington. To allow more development would cause detriment to this part of the community. Lot 1 should remain undisturbed.

Article 20 – I am in favor of acquiring Lot 1 from the State.

Article 22 – I support article 22. The fast track auction law is merely a revenue raiser for the state which

completely disregards the needs of the local community. We need safeguards to protect the interests of our community.

Articles 7 & 8 – I am in favor of the three objectives of the CPA: preservation of open space, historic preservation and community housing. What we must be careful to do is to make sure that the town is in wide support of enacting an additional tax for this purpose. An identical article was defeated two years ago and I am concerned that putting this forward at this time, in a still uncertain economy, may see the same result. I will be watching this carefully.

Hank Manz
Candidate for Selectman
617-620-5011 selectmanz@yahoo.com
Web site: www.selectmanz.com

All of the articles have new numbers, but I will stick with the CLC numbering to avoid confusion. I will, however, address them slightly out of order.

I support Article Y, a request for repeal of the fast track auction law. It is a given that land acquisition for conservation will always be a protracted process in order to give towns time to develop plans and seek input from citizens. Allowing the state to shortcut that process means a loss of local control. While the immediate impact could be on the Middlesex Hospital property, there are implications for other property in Lexington and nearby.

Articles X and 21 have a laudable goal which I support: preservation of open space in an area where there will be a great deal of development. I support Article X which, if the state is willing to go along with it, will preserve the land as open space with little in the way of up front costs. Article 21, on the other hand, may simply cost too much. I fear that the state will not pass up the possibility of a real windfall which means that the land will cost far too much for us to be able to afford. If there is any way to bring the price to a reasonable level, perhaps through private funding, I would support this article.

Articles 8 and 9 would simply put some structure around three things that most Lexingtonians support: affordable housing, historic preservation, and preservation of open space. The reasoning is that since we tend to spend for these three things, why not receive matching money from the state for doing what we would do anyway? Unfortunately, our potential share of those matching funds will shrink as other towns apply. I will need more information on what our share of the matching funds would be and I would want some exemptions for property owned by those on fixed incomes and those in financial need. I would also like exemptions for commercial property since they already pay taxes at a higher rate.

Dawn McKenna
Candidate for Selectman
781-862-8777 dawnforlexington@yahoo.com

Article X I support the efforts to try to preserve this open space. This is a critical parcel at one of the entrance points to Lexington. By approving the Avalon project in the 2004 Town Meeting, we have provided needed affordable housing. We can afford to preserve this space. This article simply calls for a resolution in favor of preserving the lot.

Article 21 While I support the efforts to preserve this property, the financial aspects must fit into our overall fiscal policies. I would vote for the project provided we put the question to the voters for a debt exclusion.

Article Y The fast track auction law goes against everything we have worked to achieve in local controls for land use. This article asks for a resolution to repeal the act. I would be in favor of asking for this local control.

Articles 8 and 9 The Community Preservation Act is a mechanism for funding of conservation purchases, as well as other defined expenditures. My philosophy is that the voters need to weigh in on important matters of policy. Preservation of Open Space has long been a community value. It only seems reasonable to ask the voters whether they find this an appropriate way to fund this high priority without impacting services. I support both these articles.

Patrick Mehr
Candidate for Selectman
781-372-1055 mehrco@aol.com
www.MehrLex.com

I support all 5 articles. The first 3 articles are necessary because of the new authority given to the State to sell land to the highest bidder with no input from the local community affected and without open debate by the Legislature. The auction by the State of open space would hand over environmentally valuable land to developers with neither adequate protection of our neighborhoods, nor implementation of the desirable "smart growth" principles for land development. That new state power should be repealed. Our State Representatives, Jay Kaufman and Tom Stanley, are leading an effort to repeal this ill-conceived legislation (known as "Outside Section 548") which permits such arbitrary action by the State, and have already garnered the support of more than 100 legislators. Lexington's Town Meeting must also support this effort.

The last 2 articles will provide Lexington with the necessary financial resources to acquire open space when it becomes available, and its price is lowest. Because the Community Preservation Act will result in

slight tax increases across the board, we must alleviate the added burden for taxpayers least able to afford it. We can accomplish this by simultaneously reducing taxes on smaller houses (those assessed below the townwide average) with the establishment in Lexington of a "residential exemption", as 11 Massachusetts communities already have (including Boston, Cambridge, Somerville, Brookline and Waltham). The Board of Selectmen can establish a residential exemption, and I will support that action.



Margery M. Battin
Candidate for Moderator
862-3639 battin@mit.edu

The five articles listed by CLC which relate to sustainable development deserve careful attention by Town Meeting.

As Moderator, however, I never state my position on issues that come before Town Meeting. If the Moderator is to preside fairly and impartially over Town Meeting, her opinion on issues, persons or groups should not be known.

All questions facing Town Meeting deserve balanced, thoughtful consideration. Therefore, the Moderator should make certain that the subject under debate is clear, Town Meeting practices and procedures are understood, and all points of view are fully explored. As Moderator I feel it is my role to protect and improve the process by which decisions are made which can affect the quality of life in Lexington.

As Moderator I will continue to do everything possible to see that Town Meeting members receive the information needed to make informed choices and that citizen participants thoroughly understand Town Meeting procedures. Citizen article sponsors have been sent written instructions to aid them in preparing for Town Meeting. These citizens will be included in the Moderator's meeting with article sponsors during which we establish Town Meeting format, timing, chronology and note areas of potential disagreement. A workshop will again be held for new Town Meeting members to answer questions, explain legal issues, parliamentary procedures and land use as well as financial terms and concepts. I will be readily available for consultation and explanation of meeting procedures to all citizens and officials wishing to be heard at Town Meeting. I will write a newspaper article to explain the protocol for citizen participation.

Tom Griffiths
Candidate for School Committee
(781) 862-4319 tomg@egh.com

I will decide on Article 21 when I know more about the cost and financing. I will probably support it then. I will support the remainder of the questions.

After the reasonable attitude they adopted on the Avalon Bay development last year, I am saddened that DCAM may seek to act unilaterally on lot 1 and potentially inflict harm on Lexington. We should do everything we can to prevent that, including trying to work with them.

When we considered adopting the CPA three years ago, we shelved the idea in order to avoid a conflict with the 2002 debt exclusion to fund the new Harrington and Fiske school buildings, the badly needed work on neighborhood roads, and the Lincoln Field upgrade. I think that decision was sound. On the other hand, we would certainly have profited from building up a nest egg for important purchases. Since there's no "good" time to consider the CPA, we might as well consider it now.

lang Jeon
Candidate for School Committee
www.lexij.com

I think the goals outlined in the Citizens for Lexington Conservation questionnaire - sustainable development, preserving critical land resources, balancing community needs for affordable housing and economic development - are all admirable. One of Lexington's major attractions is the access and availability of natural, open space, and it's great that the town has such a variety of conservation land.

As a candidate for School Committee, I want to bring my managerial experience and financial expertise to

bear on budget decisions and oversight responsibilities. We must ensure that we can sustain the excellence of public education in Lexington, restore the schools to a sound financial footing, and, working with the Selectmen and other town officials, address the overall financial needs of the town, including appropriate measures for conservation, in a fair and equitable manner.

I believe in well-informed, fact-based decision-making that takes place in the context of open, transparent communications. I would suggest that any Warrant Articles be accompanied by detailed, yet easy-to-understand examples and projections such that Town Meeting members and Lexington citizens can assess the financial impact of any funding requests.

Tony Galaitsis
Candidate for Planning Board
617-873-3576 galaitsis@bbn.com

ARTICLE X:

I have a tiered approach to this issue:

- A) I favor a resolution authorizing the Selectmen to prevent, by any legal means possible, the sale of Lot 1 by the State to the highest bidder; we don't need another large development in South Lexington, and we do need to preserve some undisturbed open space.
- B) If the town achieves control over Lot 1, then my preference would be to set it aside for conservation; however, I may also support a combined conservation/recreation/housing use after a town-wide review and debate of all related issues.

ARTICLE 21:

I will support the purchase of Lot 1, provided that its final disposition follows a reasonable consideration of potential combined uses as cited above.

ARTICLE Y:

I am a firm believe that no entity should sacrifice irreplaceable resources to meet short-term financial obligations. This is particularly important for the "Fast Track Auction Law", where the disposal of surplus land by the State may have a grave impact on its key stakeholders, namely the communities containing or abutting such land. At a minimum, the communities should have an option of first refusal of a market rate transaction. I support article Y

ARTICLE 8:

The CPA seeks to enhance a community's natural, historical and affordable housing resources. I look at CPA as a discount coupon that enables us to work towards these worthwhile goals at a fraction of their true cost. I advocated it in the past and I support it now.

ARTICLE 9:

Article 9 calls for a Committee to implement the CPA. I don't think that my wife would forgive me if I volunteered for another Committee, but I will support

the establishment of such a Committee after the adoption of the CPA.

Charles Hornig
Candidate for Planning Board
781-862-1112 hornig@shore.net

Article 21: I wholeheartedly support maintaining as much as possible of the undeveloped Middlesex County Hospital land as open space. This land provides an important connection between the Town conservation land around the MWRA water tower and the Town-owned open space between Brookhaven and Scott Road. As a member of the Planning Board, I will make every effort through the disposition planning process to prevent or limit development of this land.

Article 20: Acquisition of all or part of the Middlesex County land by the Town is certainly one of the options that should be explored during the planning process. My support in the end would depend on what we could get for what price. We should also explore other ways to keep the land open and available, such as conservation restrictions and easements.

Article 22: I fully support modifying Chapter 26 Section 548 of the Acts of 2003 to restore the Town's ability to participate in a meaningful way in the disposition of surplus state property. The current process under that section does not offer enough protection to the Town's interests.

Articles 7 & 8: I support acceptance of the Community Preservation Act by Town Meeting. Accepting the act would give residents the opportunity to dedicate a surcharge on their taxes to support affordable housing, open space, and historic preservation. Lexington voters have shown in the past that these values are important to them. They deserve the opportunity to decide for themselves whether to accept the act at a regular election.

Precinct 1

John C. Bartenstein
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I am a strong supporter of the preservation or acquisition of land for open space in Lexington by any means that can be accomplished at reasonable cost to the local taxpayer.

Preservation of the former Middlesex County Hospital site as open space is particularly important not only because it forms a link in the Western Greenway, but also because of the increased traffic, congestion and other pressures that will result from the Avalon Bay project at the neighboring Metropolitan State Hospital site. Accordingly, I would support articles discouraging the development of the land at the former Middlesex

County Hospital site and urging repeal of the fast track auction law. I would also support the acquisition of the Lot 1 as conservation land to the extent that there are funds available to finance the acquisition. Before taking a position on adoption of the Community Preservation Act, I would like to know whether earlier concerns about the availability of state matching funds have been resolved.

Ellen Basch
781-860-9779 ebasch@alumni.brandeis.edu

Article X: I am in favor of adopting a resolution preserving Lot 1 as open space. The current development plans for Met State Hospital and the fact that other parcels of Middlesex Hospital land have already been sold off for development make it even more important to preserve the open space in this area.

Article 21: I would need to know more details of this article before deciding whether or not I am in favor of it. If the town of Lexington is expected to pay for this land, I don't think I could support it. With our town's current financial constraints, we need to find other ways to preserve this land.

Article Y: I support the repeal of Outside Section 548. Towns which have surplus State property within their borders should have the time and authority to determine what should be done with the land without the pressure of a fast-track auction law whose only purpose seems to be to bypass town and community input.

Articles 8 and 9: Approving the CPA would mean an increase in taxes, which should not be taken lightly. I would want to learn a lot more about the CPA and hear the debate in Town Meeting before making a decision.

Albert P. Zabin
781-861-0956 azabin@rcn.com

I would support Article X, Y and Articles 8 and 9. I would like to be able to support Article 21, but, in the light of the serious budget difficulties the Town faces, I cannot commit to support it, until I see the budget and fully understand the fiscal implications of purchasing the land.

I support the continued acquisition and preservation of good open land for conservation and have done so in the 37 years I have been a Town Meeting Member and while I served on the Planning Board. While a chair of the Planning Board, I drafted and worked with the Conservation Commission and citizen groups to secure passage of Lexington's Wetland Protection By-Law over some very determined and powerful opponents.

My support for Articles X, Y, 8 and 9 are consistent with my long-standing record of support for sound

environmental policies in Lexington. I only wish that fiscal problems did not stand in the way of doing more.

Precinct 2

Paul Lapointe

781-863-1987 paullapointe@verizon.net

Article X and Article 21, Preservation of Lot 1:

I cannot take a position on these two articles without answers to several questions:

- To what extent will current regulations limit development options for any prospective purchaser?
- Will the developer have to receive permits and approvals from Lexington or Waltham or both?
- What is Waltham's position regarding this parcel?
- What is the cost to the Town of acquiring the parcel? How much will Waltham contribute?

I will not support Article 21 or any appropriation article without knowing the amount of the proposed appropriation and proposed funding source.

Article Y: I do not support the repeal of the "fast-track auction law." I believe that town bylaws and state regulations governing development provide adequate safeguards and due process for any development proposed by purchasers of surplus state property. The Commonwealth should retain the flexibility to manage its assets, including the prerogative to auction surplus property with 30 days notice.

Articles 8 and 9, Community Preservation Act

While I support increased Town funding for the worthy goals of open space preservation, historic preservation, and affordable housing, I do not believe that accepting the CPA is an appropriate funding mechanism. From my review of the act, I understand that the CPA and tax surcharge:

- is not subject to the provisions of Proposition 2 ½.
- cannot be repealed for five years, once accepted by the town's voters. Even if repealed by the voters, the legislation provides that the tax surcharge must be continued to satisfy any legally binding funding obligations, such as principal and interest payments.
- would increase taxes by \$2.6 million in FY 2006 and by over \$13 million over the next five years, if the maximum 3% surcharge were approved, yet none of this incremental tax revenue could be allocated to the schools, public safety, or other valuable town services.

The legislation provides that the Town's voters must accept the CPA and any specific tax surcharge proposal approved by Town Meeting. Despite my opposition to the CPA funding mechanism, I would support placing a specific proposal before the voters.

John T. (Toby) Sackton

781-816-6154 tsackton@comcast.net

How do we gain wider public support for land conservation and preservation? I think as environmentalists we must avoid polarization or absolutist thinking. The values that lead us to preservation and conservation, including ecological conservation of life on earth, are basic to us all. No one condones the selfishness of those who would take beauty and abuse it with trash and waste for their short term convenience. We viscerally react when we see trash and bottles left in Great Meadows. Yet this is exactly what we do on a larger scale when we fail to continuously address environmental and conservation issues in our community. It is not a question of only supporting conservation when we can afford it. I believe that it is our moral obligation, as responsible people, to conserve and preserve our natural environment in everything we do.

As to the articles, I fully support the resolution in favor of preserving lot 1 as open space, and authorizing the selectmen to take action to prevent the sale of this land. For article 21, paying to acquire Lot 1, I would need to know the costs and options available. It is a worthy goal, but I need to know more about how it could be accomplished before I could support or oppose it. I firmly support the repeal of Outside Section 548, and hope we can prevent the unfettered disposition of state property in ways that don't allow for input from the local cities and towns involved.

Finally, I strongly support articles 8 & 9 to provide funding for open space. In towns where such a real estate surcharge has been in place, providing for conservation and open space is an ongoing task of public officials. Funding conservation in this way also raises the real estate value of the remaining house lots.

Christina Welch

Christina.Welch@verizon.net

I strongly support preserving Lot 1 as open space. Not only was it promised that this lot would remain open when the Middlesex County Hospital property was originally partitioned, but the planned development of 1600 units for Lots 2 through 6 make it essential in order to balance the area.

I am very concerned about Outside Section 548. It must be repealed. Traditionally, communities have had opportunities to purchase and to influence the disposal of state properties. This is appropriate and correct in a state where local control has always been highly valued.

I support the CPA. So far the state has been responsible in providing matching funds. I was

concerned initially that this surcharge could lead to cutbacks in other areas such as education. However, the CPA is broad enough so that it can be applied to many of our warrant articles including upgrading the white house. I think it is very important that the voters fully understand and support the CPA before we implement it.

If necessary, I would support the purchase of the property by the Conservation Commission. This purchase would require an override or money from the CPA.



Precinct 3

Dan H. Fenn, Jr

781-863-5238 FennDH@aol.com

I agree wholeheartedly with those who seek to preserve Lot 1 and consequently agree with the plan to have the Conservation Commission acquire it. It is particularly important that we preserve this piece given the large development going in across the street at Met State. I think that the fast-track scheme is seriously flawed since it limits the input of affected communities. It should be modified.

The CPA issue is a complex one for us. I was on the committee that studied it several years ago. As I remember, there are a couple of key questions: in these days of fiscal stringency (1) do Lexington's taxpayers want another increase and (2) what specific projects do we have on the board which would be applicable?

Clearly it is a topic and an opportunity which should be thoroughly examined and discussed by Town Meeting.

Steven Heinrich

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sheinrich@rcn.com

Article X -- I am in favor of Town Meeting adopting a resolution in favor of preserving Lot 1 as open space and authorizing the Board of Selectmen to act to prevent the sale and disposition of this land for housing or other development. Lot 1, for the most part, has never been developed. It is my understanding that Lexington and Waltham had reached an informal understanding with the state this past summer that the majority of this land would be retained as open conservation space. Lot 1 was intended to be part of the 1000-acre Western Greenway that encompasses Lexington, Waltham, and Belmont. Now DCAM has taken a much different position as they try to sell off the property for one-time revenue. I believe that the town of Lexington should take a strong position that the state has no right to auction off this property to the highest bidder as it is intending to do using the provisions of Outside Section 548. To prevent this land from being sold off by the state at auction, the town should adopt a resolution in favor of preserving Lot 1 as open space.

Article 21 -- Article 21 asks Town Meeting to authorize the Conservation Commission to acquire Lot 1 by purchase or otherwise for conservation purposes, and to appropriate the money for this acquisition. I favor the concept of the town trying to acquire the land for conservation purposes, but I do not believe it is realistic to think that the town can afford \$1 million per acre, (which is what I anticipate the purchase might cost) to purchase Lot 1. I believe, therefore, we should work to delay the sale of the land and at the same time try to come up with a more creative way of getting the state to sell or deed the majority of the land to the town of Lexington for conservation purposes. We must find a way to acquire the land at significantly less than the fair market value that the land would bring for residential development purposes. This is a long way of saying that I favor efforts to try and acquire the land, but not by spending \$47.5 million dollars of the town's money. We have to come up with a less expensive solution than this.

Article Y -- Town Meeting should adopt a resolution calling for its legislators and Town officials to support the repeal of Outside Section 548, the fast track auction law enacted by the Massachusetts Legislature in 2003 which reduced the Town's ability to purchase or otherwise influence the disposition of surplus State property. I spoke at the Planning Board Meeting on February 2, 2003 and indicated that the Town of Lexington should do everything it can do to repeal Outside Section 548. Outside Section 548 currently is set to expire on June 30, 2005, but there are efforts already underway to extend it. There are also strong

efforts underway to repeal the Outside Section entirely. Under the leadership of representatives Jay Kauffman and Tom Stanley, over 100 representatives and senators have signed a petition to repeal Section 548 at this point. This Outside Section is not just a conservation issue. This Section takes away the rights of the Town of Lexington (as well as other communities) to have input into the disposition process of state-owned surplus land located in their communities. We need to realize that there are many smaller pieces of state-owned land in Town that could be sold off at auction with little notice. Some of these parcels of land are not even thought of as state-owned land by nearby residents. Some formerly state-owned land such as the two smaller lots on Walnut Street have already been sold to developers late last summer by DCAM with little fanfare and no real community input. The state should not be allowed to sell off parcels of land within the community without allowing the town to have an opportunity to have input into the process and a right of first refusal. Anything less than allowing for community input into the selling off of state land is unacceptable to me and should be unacceptable to the community. Outside Section 548 must be repealed now.

Articles 8 and 9 -- Article 8 asks Town Meeting to accept the Massachusetts Community Preservation Act (CPA) by approving a real estate tax surcharge of up to 3 percent for the purposes of open space preservation, historic preservation and affordable housing. Under the CPA, the money raised would be matched by state funds. My position on Articles 8 and 9 are that I would like to know the positions of the Planning Board, the Conservation Committee, and the Board of Selectmen before I make my own final decision. Having said that I will tell you that my current inclination is to oppose the articles. I do not believe in supporting automatic ongoing surcharges attached to the real estate tax. I favor acquiring land as it becomes available on a case-by-case basis, but I do not believe in linking surcharges as a permanent part of the real estate taxes of the town of Lexington. I believe the way to encourage preservation is to acquire land with a vote of the community (as we did in the case of the public golf course some years ago). While preservation of open space, historic preservation, and affordable housing are all important to the community, I do not support giving the Community Preservation Committee 3% of Lexington's real estate taxes each year to do with as they please. This would be akin to giving the Committee a checkbook to acquire land or spend money raised by taxpayers without giving the taxpayers a chance to review the advisability of each purchase and a vote for or against the purchase on its merits. Spending money to acquire land or for historic preservation might not be the best use of the money in a particular year. Yet the citizens would have no opportunity for input into the individual decisions made by the Committee. The citizens of Lexington have shown their willingness in the past to "do the right thing" as in the case of acquiring

the golf course. I have every reason to believe that our residents will continue to vote to do the right things in the future. Therefore with the information that I have in hand now, I believe I would oppose Articles 8 and 9 as written.

Gloria Holland
1-781-862-1284

I am strongly in favor of Town Meeting adopting a resolution that would favor the preservation of Lot #1 as open space and urge the Selectmen to prevent the sale of this land. This land is historically important as well as environmentally and financially. This land was always thought of as public land and should be transferred to conservation.

Although I would like to ask the Town Meeting to authorize the purchase of Lot #1, it seems to be unrealistic, given the financial constraints of the town.

I strongly support the repeal of Outside Section 548, which reduces the town's ability to purchase or influence the disposition of surplus state property. This Fast Track Auction Law gives the town only 30 days notice of a sale, without giving the town the right of first refusal.

I strongly support adopting the Massachusetts Community Preservation Act (CPA). Several communities have approved the act for their communities (Newton did recently). These forward thinking communities are aware that in these fiscally difficult times this may be the best (and possibly only) way to obtain and finance open space.

Open land is fast dwindling. We must do whatever we can to conserve what's left in any way we can.

Arthur Katz
artkatz@rcn.com

I am very much in favor of preventing DCAM from auctioning off Lot 1 to the highest bidder, as they evidently propose to do. However, it would seem to me more appropriate that rather than be bought by Lexington, this land be taken over by the Department of Conservation and Recreation which already holds title to much land in that area.

I have already made my views known to the legislators who may have power to curb the excesses of DCAM.

I am completely in favor of CPA, and will vote in Town Meeting for approval, as I did in an earlier attempt to pass this important piece of legislation.

Robert V. Whitman
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I am in favor of any action that will preserve all of "Lot 1" as open land – primarily because it is such a vital link for the Western Greenway. The potential impacts of additional traffic on the already overburdened streets are also of concern. My wife and I have written to the involved state agencies, urging that "Lot 1" not be auctioned quickly to the highest bidder. I applaud the efforts of our representatives on Beacon Hill to bring about repeal of Outside Section 458. In any case, it seems our best hope is that Lexington be allowed to purchase the land at fair market price, and hence Article 21 likely will be important. As I write in early February, the situation is in flux, and the best course of action for Town Meeting is unclear.

I was delighted when the legislature and governor passed and signed the Community Preservation Act – and generally I favor its acceptance by Town Meeting. However, implementing the Act requires a tax increase – and as such will be in competition with other tax increases needed to preserve existing town services. I believe that a year when there will not be a tax override vote, such as this year, is the best time to try for a town-wide vote in favor of CPA – at the minimum level of 1%.

Precinct 4

Lisa Baci

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Development is already taking place on previously developed portions of the former Middlesex County Hospital property. It's critical that Lot 1, which is an essential piece of the Western Greenway and plays a crucial role in flood-protection for downstream properties, remain open space. The State agency that manages conservation land at the adjacent Met State Hospital site may be interested in preserving Lot 1, but Article 21 could enable the Town to protect it if the State doesn't.

The Town wouldn't have to scramble quickly to protect Lot 1 if the State's new fast track auction law, which removed many existing opportunities for cities and towns to have input into the disposition of state surplus property, hadn't been enacted in 2003. I was one of the citizens who helped put Article "Y," which allows town meeting to express its views on this new law, on the warrant.

As a former member of the Conservation Commission, I'm painfully aware of how difficult it is for the town to find funding to protect properties such as Lot 1. While I'm concerned that the Community Preservation Act (CPA) relies on the property tax to raise funds for open space protection, affordable housing, and historic preservation, it also supplements that money with state funds and requires a town-wide referendum before it

can be adopted. I believe it's appropriate to ask citizens whether they want to adopt the CPA, and expect to support Articles 8 and 9 if reelected to town meeting.

Martha Daileanes

781-862-4073 daileanes@hotmail.com

I see the preservation of open space in our community as vital since Lexington has experienced such a large volume of residential development over the past decade. It seems that everywhere I look, there are people waiting with their checkbooks out to build a structure on every square inch of open land in town. This is one of the main reasons that I am in full support of Article X. I would also support the repeal of Outside Section 548 as I believe that towns should have the right of first refusal with regard to the purchase of property that lies inside their borders. At the very least, a town's voice should be heard regarding the disposition of surplus state property.

I cannot at this point, however, render an opinion with regard to Articles 21, 8 & 9. As this is my first time running for Town Meeting, I do not have a full scope of all the expenditure requests that lie before this group. Prioritizing one before another for purposes of this question could not yield a genuine response on my part. Given that, I cannot offer support or lack of support for these articles.

John Davies

Johnldavies@comcast.net

I am strongly in favor of preserving Lot 1 at the Middlesex Hospital site as open space by any means possible, and I plan to vote for Article 21. In the event that direct purchase is not possible, the repeal of Outside Section 548 would at least give the town leverage in determining the character of any alternative uses by means of the planning process, and the opportunity to negotiate for the provision of some amount of open space. I therefore plan to vote for Articles "X" and "Y".

I am also strongly in support of Articles 8 and 9 for the adoption of the Community Preservation Act. This is the best bargain the town has been offered in years and it would be foolish to throw it away.

Beverly Kelley

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I need to learn more about these warrant articles before I make a decision on any one of them. That being said, I am a very strong advocate for preserving open space. It is one of my top priorities. At this point, I favor preserving Lot 1 in an undeveloped state. South Lexington has had a lot to deal with over the years so if we can keep this parcel open it would be healthy for the South Lexington neighborhoods. This 47.5 acre parcel

is large so the price to purchase it will be high. I would support Article 21 if I hear during the debate that the town can afford to purchase it without due hardship. I can understand the state supporting 548 but it doesn't sound fair to the towns. At this point, I would be in favor of supporting its repeal. As far as Articles 8 and 9 are concerned, I am in favor of establishing a CPA in Lexington. The three ways it would help Lexington are all important goals and the fact that these funds would be matched by state funds makes it even more enticing.

Ruth Thomas

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As a long-time supporter of conservation initiatives, I am inclined to support all five articles.

Article X: I support the resolution. Lexington, by comparison with its neighbors, Concord, Lincoln, and Bedford, is highly developed per acre and needs more open space to maintain a healthy balance of land uses.

Article 21: If the Conservation Commission can put together a realistic financial package for acquisition of Lot 1, I would support this article. Obviously, there is insufficient money in the budget even for debt service. CPA funds can be used for matching monies, borrowing, and partnerships, and may provide a solution.

Article Y: I strongly support a resolution seeking repeal of Outside Section 548, the fast track auction law. Under the law, the town would be responsible for providing school, safety, and DPW services without having had any input before and during the sale. The town's only post-sale influence in controlling environmental impact would be through its zoning by-laws.

Articles 8 and 9: I support acceptance of the CPA and the establishment of a committee to put together a viable package for ratification by voters at the next town election. No funds are requested as the committee would be composed of volunteers whose dedication to the causes of open space, historic preservation, and affordable housing is highly commendable.

Precinct 5

Marjorie M. Daggett

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Article X – I strongly support this article since preservation of open space is one of my top priorities for Lexington where undeveloped land is fast disappearing.

Article 21 – In theory I support this article, but the cost and the funding mechanism would be a deciding factor.

A price such as the \$1 million/acre paid for the 6.9 acres of Lot 6 does not seem feasible for the Town's citizens to pay for the 47.5 acres of Lot 1.

Article Y – I strongly support such legislation. Values such as environmental effects, individual town costs and regional planning have been forgotten or overridden by one goal with this legislation – maximizing the money. Outside sections almost always are passed without hearings and without the knowledge of most of the legislators in the waning hours of a legislative session.

Articles 8 & 9 – The goal of the CPA, preserving the character of the community, is most worthy. Lexington is already in the midst of a capital structure renewal of roads, schools, library, and the need for a new DPW barn – none of which qualify for CPA funds. Voters would have to approve the CPA on the ballot in March 2006 when the town is predicted to face funding shortfalls and probable override. With the data that I have now, I will not support these articles.

Tony Galaitis

See Candidates for Planning Board

Ephraim Weiss

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Based on the information CLC has provided, I support all these articles.

The reason I support articles provisionally at this time is that prior to the votes at Town Meeting there may be extenuating circumstances or other information presented, which may modify my position. (This applies to all warrant articles.)

The Commonwealth is a tough customer, and state actions often involve political pressures, or sometimes personal favoritism which may not be obvious to us. It is in our community interest to curb state efforts to bypass local interests.

Money is always an issue, particularly in times of economic stress. We must always weigh the cost of supporting an article against the long-term cost (including those that are non-economic) associated with not supporting a given article. The latter costs are often subtle, and may not be readily recognizable, and usually require some analysis. These issues should be examined and presented in considerable detail prior to our vote at the Annual Town Meeting.

My record of four decades in Town Meeting has clearly and consistently been in support of conservation, and against the disposition of Town assets to private parties for short-term economic benefit.

David Williams
861-8448

I always support articles that relate to land acquisition. Land has become so dear in Lexington that it is difficult not only to convince the Town Meeting to buy, but also to fit into the funding scheme of the budget. With bonding we should be able to afford most land acquisitions.

With reference to the Community Preservation Act, I do support it but have yet to make up my mind about the per cent the surcharge should be and the allowable exemptions.

I would also welcome Town Meeting support for more money for land maintenance; the Town has not had summer interns to help maintain the conservation lands for the past two years. This must be reversed and more money spent to maintain what we have.



Precinct 6

Morton G. Kahan
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As a Lexington resident for over 30 years, a Town Meeting Member for nearly 20 years, and a member of Citizens for Lexington Conservation, it has been especially gratifying for me to support efforts to preserve and protect our land resources. I strongly support preserving the Lot 1 portion of the former Middlesex County Hospital land as open space since it

is a significant element in our area greenway. In addition, I favor repeal of the fast track auction law which enables a state agency to control the disposition of town land without adequate local input.

Although I favor the goals of Articles 8 and 9 concerning the Massachusetts Community Preservation Act, I feel the Town Meeting debate will help clarify whether this is a fair and appropriate mechanism for raising funds for land acquisition in Lexington.

David Kaufman
DavidLKaufman@rcn.com

Article X (22?): I strongly favor preserving Lot 1 as open space. If it is developed it further exacerbates the traffic problems in that area that are already unsatisfactory, and expected to get worse with the Met State development. It is also an important part of the Western Greenway.

Article 21: I support authorizing the Conservation Commission to acquire Lot 1. We may need to have some creative way to finance the acquisition this year due to the budget gap, or possibly a debt exclusion override and that may be difficult to achieve, but we should try anyhow.

Article Y (Maybe 7 now?): I support repeal or amendment of the fast track auction law Outside Section 548 to permit greater town influence in the disposition of surplus State land within the town's borders.

Articles 8 and 9: I support the adoption of the Community Preservation Act.

Dawn McKenna
See Candidates for Selectman

Precinct 7

Deborah Brown
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We moved to Lexington 10 years ago, attracted by its excellent school system and enchanted with its small-town feel and the extent and variety of its open space and recreational facilities. As a Town Meeting member, I'm committed to preserving open space in Lexington. Although I will reserve judgment until all information is presented at Town Meeting, I anticipate supporting Article 21 (resolution in favor of preserving Lot 1 as open space) as well as Article 22 (resolution supporting the repeal of the "fast track" auction law.) I will also likely support Article 20 authorizing the Conservation Commission to acquire Lot 1, but to the extent that tax levy funds are needed for that purpose, they should be

raised by authorization of the voters through a debt-exclusion override question.

I am eager to hear the full debate on the Community Preservation Act (Articles 8 and 9). At this point, I am still of the opinion that the CPA only makes sense for Lexington when there is an actual plan on the table for acquisition/renovation/preservation of a particular property or properties. Article 20 (acquisition of Lot 1) may present such an opportunity. I will reserve judgment until I learn more about that proposal.

Jim Courtemanche

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Article Y: I wholeheartedly support the repeal of this fast track auction law. Given our Town Meeting structure, it is virtually impossible for a community like Lexington to respond with only 30 days notice. Towns must be given sufficient time to develop a response, the right of first refusal, and must also be allowed to prevent improper development.

Article X: I support this resolution to preserve Lot 1 as conservation land. Conservation land is limited in eastern Massachusetts, as additional conservation land in Lexington would enhance the attractiveness of our town to visitors and residents.

Articles 8 & 9: While I personally support the real estate tax surcharge, I also believe that Lexington taxpayers must have a say on taxation issues. To do otherwise risks a fate similar to the Pay As You Throw initiative. I would ask that the real estate tax surcharge be brought before Lexington voters for approval. I would also vote to establish the CPC, should voters approve the real-estate tax surcharge.

Article 21: I would approve the purchase of Lot 1, provided the town has a fiscally prudent mechanism for funding the purchase (such as the voter-approved real estate surcharge). I would also ask town leadership to explore the possibility of a partnership - where a portion of the land is developed (in an ecologically-sensitive manner) while the rest is preserved as conservation - as a mechanism for funding the purchase of the Lot.

Tom Griffiths

See Candidates for School Committee

Pam Hoffman

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I support all 5 articles.

Articles X and 21: The preservation of open land is critical to maintaining the quality of life in Lexington. A parcel such as Lot 1, that combines high quality woods, wetlands and meadows, is rare. We should take this

opportunity to preserve this nature environment for the enjoyment and use of current and future generations.

Article Y: I am opposed to Outside Section 548 and want to see it repealed. I believe municipalities should have the right of first refusal for the acquisition of State owned land within their boundaries. I also do not feel the State's Division of Capital Asset Management knows what development is best for each city or town.

Articles 8 and 9: The CPA provides a funding mechanism to support Lexington's core values of affordable housing, open space and historic preservation. As a further benefit the money raised under this Act will be matched by State funds. Since the CPA adds a surcharge to the property tax, it is important to help those Lexington residents for whom the surcharge would be a burden. The CPA includes exemption provisions that will reduce or eliminate the surcharge for those who qualify.

Robert Peters

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As a first time candidate for Town Meeting in Precinct 7, I look forward to learning more about the specific development issues that face the town. I do support the concept of the town acquiring land for conservation purposes and I also believe that South Lexington and the areas adjoining it in Waltham have had to endure more than their fair share of new development recently.

I absolutely support repeal of Outside Section 548, and I believe that the Commonwealth ought to restore the property disposition policy to how it was handled in prior years. The Town rather than the State has to live with the consequences of this rather rash disposition of State property.

I support the concept of the Community Preservation Act, and I believe that it is foolish for the town to walk away from State matching funds for Conservation. I would like to have more details about how the Act would be implemented in Lexington and its impact on those in the community least able to afford an increase in their tax bill before voting on the issue. I would hope to see the Community Preservation Act explained thoroughly and completely to the community so that it is fully supported by the community before it goes into effect.

Ravi Sakhuja

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I am generally in favor of keeping Lexington green and natural. I enjoy walking and I consider myself very blessed to be living next a large piece of conservation on Turning Mill Road.

The decision whether to buy a specific lot by the Town will depend upon its desirability as a conservation

property, the impact of development on neighbors and affordability.

I fully support the measure to change the laws to allow the Town to have sufficient time to make a rational decision whether to buy any State properties as well as who else buys this property.

Martha C. Wood

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I support the resolution to preserve Lot 1 (a portion of the Middlesex County Hospital land) as open space, preferably protected by the Lexington Conservation Commission. (My specific decision on the purchase of the land will depend on the amount requested and the Town's total budget. However, in my 32 years in Town Meeting I have always voted to purchase conservation land.) I definitely favor repeal of the 2003 law fast tracking the sale of surplus state property because it does not offer the Town enough time to act.

I also favor the concept of the Massachusetts Community Preservation Act and agree that at some point, perhaps this year, the Town should adopt the CPA. Obviously if Article 8 passes, Article 9 is essential.

Precinct 8

Florence E. Connor (DeDee)

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Article X: Yes. Open space in Lexington has been disappearing rapidly. We need to grab it while we can.

Article 21: Yes!.

Article Y: Yes, repeal Outside Section 548 - for obvious reasons.

Articles 8 and 9: Lexington residents recognize the need for open space and historic preservation as well as affordable housing. However, to add a real estate tax surcharge on top of our override in order to meet this need is just too much. It is time we as a town discern between what we "need" and what we "want"--then, chose to eliminate what I will call "our desserts" so we can continue to afford what we "need" to remain a very desirable town.

Lorraine Fournier

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Every consideration should be given to a study on development that would destroy open space in Lexington. Development impacts quality of air, noise, open space, property values, taxes, traffic, schools, environment, scenic views, and wild life.

Good management is key to avoiding sprawl, over-development of open space, in any community.

The Selectmen should do everything possible to maintain control over the property known as Lot 1 of the Middlesex Country Hospital land because of the impacts on the community.

Lexington is a beautiful town to live in because of the open spaces we enjoy. I wouldn't want to see any more development on the Middlesex property than absolutely necessary.

Anne Frymer

Awake98@aol.com

Article X: I strongly support this article, knowing that developers will work behind the scenes to claim this Lot as their own. I think affordable housing should be developed in existing footprints where possible.

Article 21: I support this article, aware that such a choice piece of conservation land may never come our way again.

Article Y: I favor the repeal of Outside Section 548 as I am resentful of the blatant disregard it allows the state in selling land so valuable to local towns.

Articles 8 and 9: I will vote in favor of the CPA, having seen what a bonus it has provided some of our neighboring towns (such as Bedford) in developing affordable housing, the purchase of conservation land and in helping historic preservation. The good news is that if, for whatever reason, Lexington wanted to discontinue participation in the program after five years, it could simply withdraw from the program.

Charles Hornig

See Candidates for Planning Board

Stewart Kennedy

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I vigorously support the first three articles (X, 21 and Y), and will enter the Town Meeting debate over the CPA articles (8 and 9) with an open mind. My reasoning follows.

Preserving as much as possible of the remaining undeveloped land, Lot 1, of the former county hospital makes sense from every perspective. Environmentally, it's a beautiful unspoiled parcel with woods, meadows, and vernal pools, and it abuts existing conservation land in Lexington and Waltham. Historically, it has interesting features including remains of an abandoned colonial road and stone walls reflecting its agricultural past. Recreationally, it forms a key link in the 1000-acre, six-mile long Western Greenway. The chance to preserve such an extensive natural corridor – for human

recreation and wildlife – in these densely built-up towns would be a shame to lose. And from a smart-growth perspective, too, it makes sense to leave the remaining open space at that site open. For the previously developed portion of the former hospital property, which has already been chopped up and sold to developers, almost 300 housing units are now on the drawing boards. True smart growth would be to leave the rest to nature.

Outside Section 548, by allowing the state to bypass the towns and their planners in dumping “surplus” state property, certainly seems unfair and ill-advised. Such sale of capital assets for one-time cash fixes is questionable economic policy anyway. But when it allows a fine piece of unspoiled open space like Lot 1 to be rushed to the auction block without giving the town a fair chance to save it, such a process needs to be changed. I would thus support Article Y’s attempt to repeal OS 548 as it now stands.

I understand the advantages for towns to adopt the CPA, and would truly like to see a fund be built up that was available for conservation, affordable housing and historical preservation uses. But I also realize the budgetary challenges the town faces and how establishing an automatic real-estate surcharge for the CPA might be criticized. So, being undecided at this point, I will follow this article’s debate with interest and an open mind.

Charles Moore

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I support all five warrant articles regarding sustainable development and open space. I value open space for aesthetic and ethical reasons and understand the consequences of habitat destruction on the biodiversity of species. As population rise necessitates development, the preservation of currently open spaces becomes more critical. Careful consideration must be given to conservation with financial responsibility, that is, protecting the environment while preventing financial burden on the town. From a financial perspective, open space increases property values and reduces stress on public services, thus strengthening the long-term financial picture and offsetting the short-term expense.

James Osten

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I enjoy many walks through Town conservation land in all seasons. I have supported funding all land acquisition articles in the past and support all 5 articles in principle. The issue is funding at a time when we are laying off valuable town employees. Article 8 is key to funding. As a member of the Lexington Minutemen Company I certainly support historic preservation as

well. I would support a small surcharge to give the Town the ability to fund purchases and to respond quickly.



Precinct 9

Wendy Manz

Wendy_Manz@yahoo.com

I support Lexington’s adoption of the CPA, and our formation, as required by the statute, of a Community Preservation Committee to recommend allocations of CPA funds. (Articles 7 and 8) Lexington has always valued and funded historic preservation, development and maintenance of affordable housing, and preservation of open space and recreation areas. The Community Preservation Act provides a mechanism by which the town can receive matching funds from the state for tax monies it commits to these purposes. Our voluntary adoption of a temporary surcharge added to our taxes will not be painless in this period of financial strain, but it will bring in additional state funds and pay long term dividends we should not pass up.

Lexington must do everything it can to preserve as much of the Middlesex Hospital land as possible from development, not only because it contains woods, wetlands and meadows, but because it is a last outpost in an area already subject to very dense residential development. However, I do not think Article 20, appropriating town funds for purchase of the land, is realistic, as the state sees the potential for millions of dollars from the sale. I would support Article 21’s proposal that we petition for state legislation preventing the state Department of Capital Asset Management from selling the land for development. One hundred legislators, including Representatives Kaufman and Stanley have already indicated their support of such legislation. I would also support the repeal of Outside

Section 548 of the State FY 2004 Budget. (Article 22) This law allows rapid sale of state-owned properties, severely limiting the town's opportunity to bid on such lands, or to influence the way they are developed. The law effectively preempts the town's rational planning process, and, if not repealed, should be allowed to expire at the end of June 2005.

Francine Stieglitz
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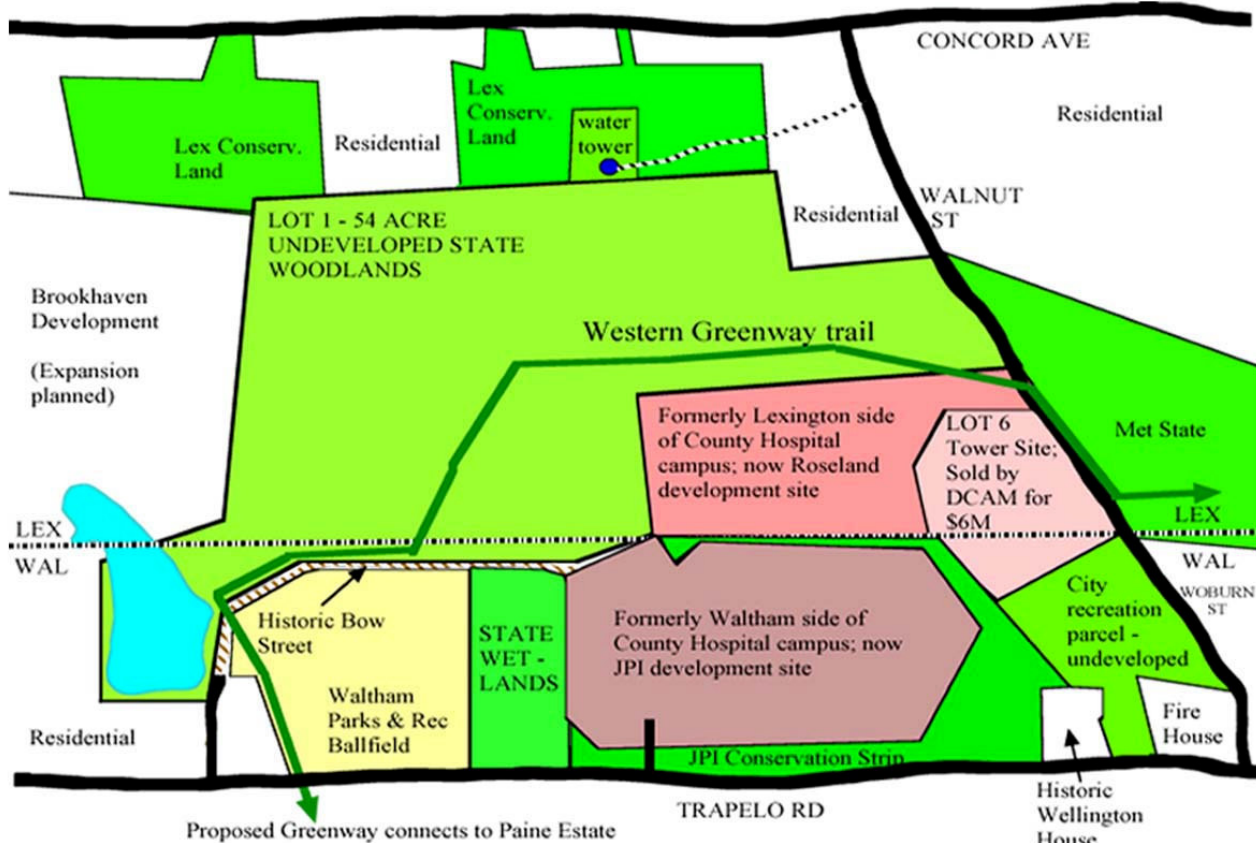
I had often wondered, perhaps naively, why Lexington had not earlier accepted the Community Preservation Act, so I am definitely in favor of Articles 8 and 9. At the same time, I believe that any real estate tax surcharge has to be understood and agreed upon by the citizens. They would need to know that matching funds would be available from the state; they would need to know what types of projects would be undertaken; they would need to know what funds could be used for. The Community Preservation Act is a wonderful opportunity for Lexington to preserve the historic resources of our town, and I sincerely hope that Town Meeting approves these two articles.

Keith Ohmart has expressed in far better words than I can that Lot 1 is "under the threat of public auction." Lot 1 was designated to be preserved as open space, and it should remain so. Therefore, I am very much in favor of Article X and Article Y, which "undermines existing

town development plans and largely precludes public participation in the planning process." I am firmly against the development of Lot 1, and I would want the Board of Selectmen "to act to prevent the sale of the land for housing or other development," but I would need to know more about how the Conservation Commission could acquire the land and the money needed for such an acquisition before supporting Article 21 without reservation.

Dorrie Traficante
Ferrett99@prodigy.net

I appreciate and enjoy Lexington's open space, but I'd like to see a private fund set up for the purchase of open space as it becomes available. If funds were readily available, Section 548, which seems to be unreasonable, wouldn't be an issue. If we had a private Conservation Land account, desirable land could be purchased when it comes on the market regardless of the other demands on the town's resources. I prefer that non-essentials be privately funded whenever possible. Private contributions would also reflect just how popular a project is, while mandatory tax based funding does not.



SCHEMATIC MAP OF LOT 1, COURTESY OF MARC RUDNICK AND ROGER WRUBEL