

MEMORANDUM

TO: Marianne Cooley; Ben Hammond
FROM: Sandy Tierney; Rob Dickey; Sam Cole
DATE: 15 October, 2014
RE: Conservation Group Outreach

In response both to community and College interest in approaching local and regional conservation groups about their prospective interest in pursuing acquisition of the North 40 parcel, Leggat McCall/McCall & Almy contacted two local (Sudbury Valley Association and Wellesley Conservation Council) and two national organizations (Trusts for Public Lands and Trustees of Reservations). In some cases, multiple contacts by Leggat McCall/McCall & Almy received no reply whatsoever from a conservancy group, despite having been provided contact information for the appropriate staff member by a member of the conservancy group's board. In addition, McCall & Almy spoke with a broker, LandVest, to validate the approach to the potential sale or lease of the property, and engaged them in conversation about the prospects for conservation of the site. LandVest was in the process of marketing another parcel of land in Wellesley of approximately 13 acres, and containing substantial wetlands, and reported a similar lack of response from conservancy organizations.

From the discussions held with individuals connected to conservancy organizations, several considerations came through clearly:

1. The Parcel is not adjacent to other conservancy lands owned by any of these organizations. That, in itself, makes the 47 acres less desirable.
2. The Parcel is not considered of particular ecological interest. But for the one small vernal pool in the north corner of the site, the Parcel does not present an ecological profile consistent with that of sites pursued by conservancy groups.
3. The land, situated in Wellesley, is quite valuable. Conservancy organizations may achieve a much greater impact with their dollars by deploying those dollars elsewhere.
4. Conservancy organizations communicated that because the Town's Natural Resource Protection Development zoning requires that half the site be devoted to open space, the Parcel already enjoys a degree of protection from the type of intensive, environmentally challenging development historically opposed by conservancy groups.