

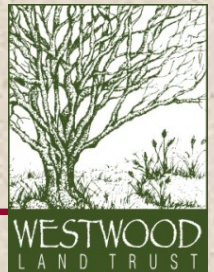
Opportunity: Preserving Hale

June 14, 2022

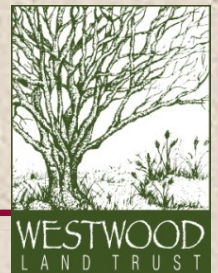
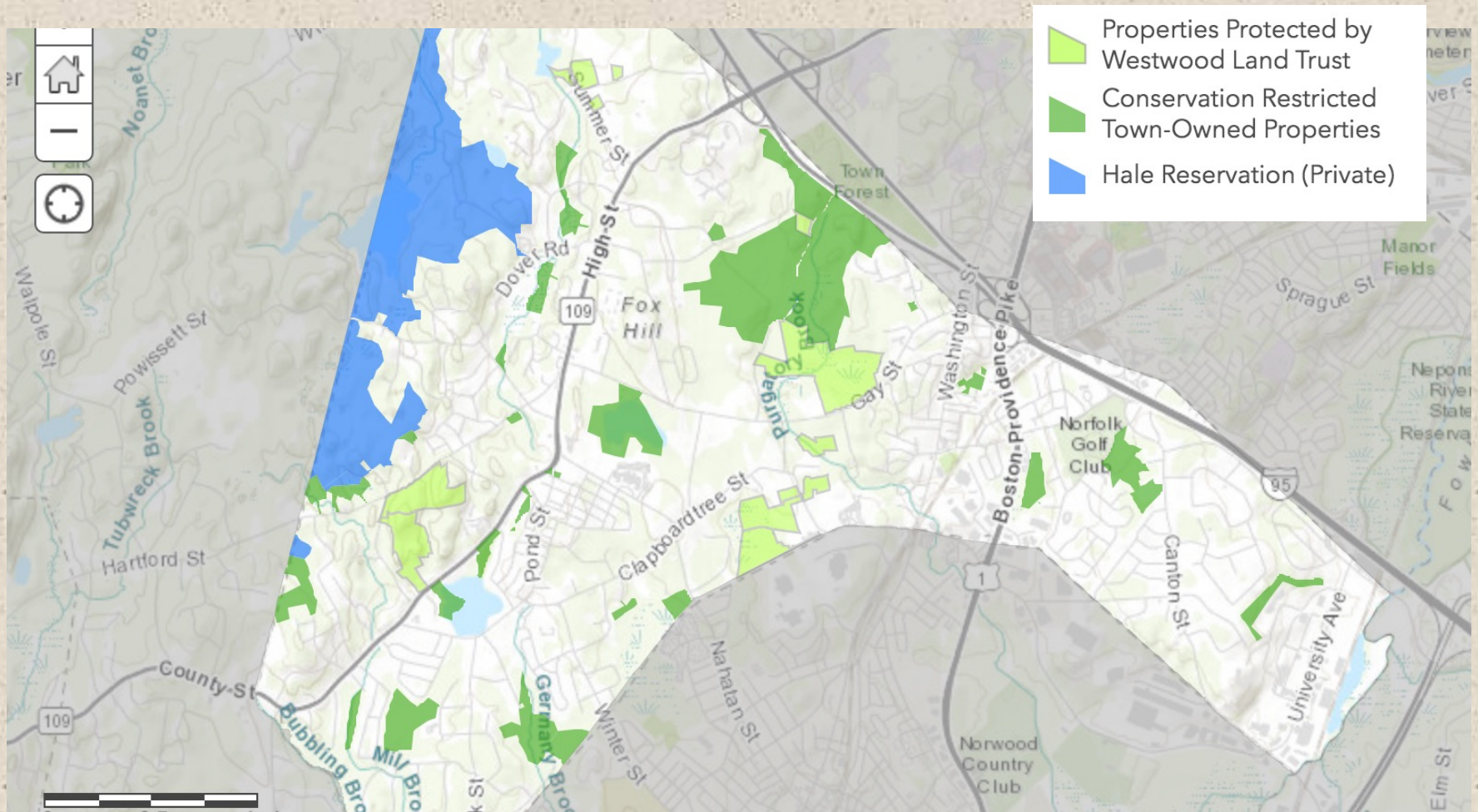


Westwood Land Trust Overview

- ***1997 Town Master Plan recommended creation of a land trust.***
- ***Westwood Land Trust (WLT) was founded in 1999 - 501(c)(3).***
- ***WLT encourages land preservation and holds and enforces conservation restrictions on public and private land.***
- ***Our mission is to preserve open space and habitat in Westwood.***

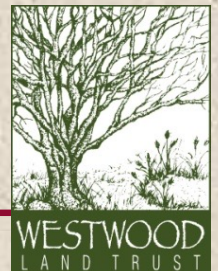


Westwood Land Trust Protects 220+ acres in Westwood

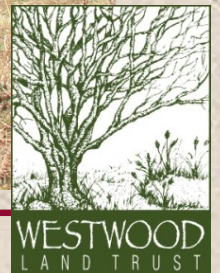


Open space makes Westwood a special place.

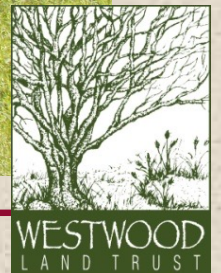
- ***You know that you're home when driving along many of the scenic corridors entering Westwood.***
- ***Scenic views are enjoyed by all who drive along many of our streets.***
- ***Lowell Woods and Hale are available for passive recreation year round.***
- ***Few towns within miles of Boston have the access to open space that Westwood has.***



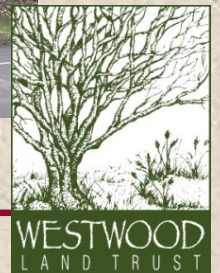
Property Protected at 590 Gay Street



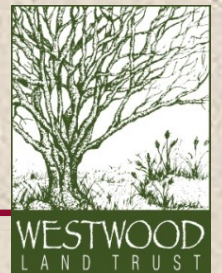
Property Protected at 1255 High Street (Sen Ki)



Property Protected at 388 Hartford Street (Perry)

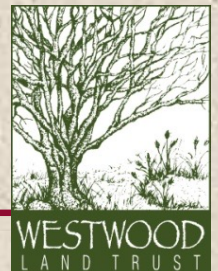


Opportunity - Preserving Hale



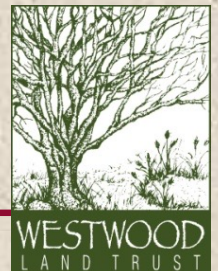
Proposed Hale Conservation Restriction

- *A conservation restriction (CR) will permanently limit or prohibit development to protect conservation values such as scenic views, wildlife habitat, and open space.*
- *Hale will continue to own the land.*
- *The Trustees (formerly known as Trustees of Reservation) will likely be the "holder" of the CR and responsible for monitoring the property and enforcing the conservation restriction both now and in the future. The Towns of Westwood and Dover will be the "secondary holder".*
- *The CR lasts forever and applies to the current and all future owners of that property.*

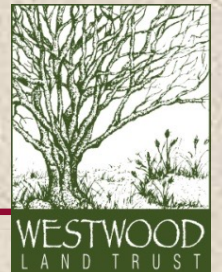


Magnitude of the Project:

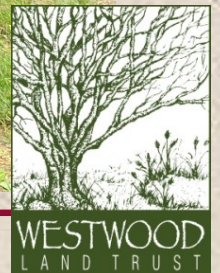
- *Hale has the potential to be one of the largest conservation areas in the region - 1,200 acres - larger than the Emerald Necklace and Central Park.*
- *Hale anchors a major open space corridor due to its size/proximity to Noanet Woods, Powisset Farm and other protected properties.*
- *The proposed CR would preserve*
 - *the largest unprotected property in Westwood - 520 acres or 7% of the town's area and*
 - *nearly one-half mile of frontage along Dover Road and Carby Street maintaining the rural character.*



Hiking through beautiful forested Hale property

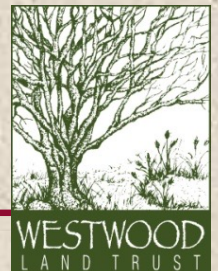


Hale Trail Entrance at Twin Post Road



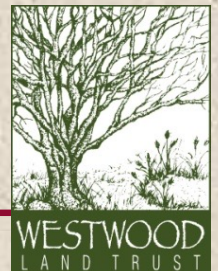
Preserving open space ...

- ***Provides habitat protection; at Hale, this includes over 120 species of birds and waterfowl***
- ***Provides improved water and air quality offering health and wellness benefits***
- ***Enhances water quality of the brooks, streams and groundwater connected to larger bodies of water such as the Charles River***
- ***Reduces the cost of stormwater management and of drinking water by up to ten-fold***



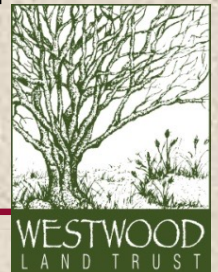
To help with perspective, 50 acres ...

- *Takes ½ hour to walk around its perimeter at a brisk pace*
- *= 2,178,000 sq ft or 38 football fields or 7,800 parking spaces*
- *= 240,800 trees on average in New England*
- *= at least 10K metric tons of carbon stored in the forest; each year, the mature trees remove carbon from the air and store it*



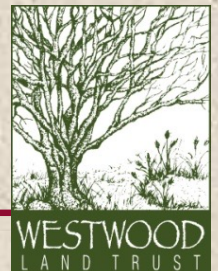
Westwood Expenditures on Land Preservation in the past 25 years

- *In 1998, Westwood Town Meeting approved \$1.4M for the purchase of the 64-acres of Lowell Woods.*
- *This was the last time that the Town spent money on open space.*
- *Westwood land preserved since 1998 has been either*
 - *donated by private individuals or*
 - *private donations have been raised by Westwood Land Trust to purchase and preserve property.*



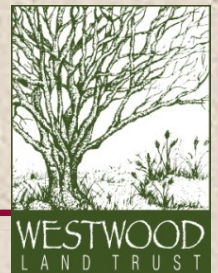
Town Expenditures on Land Preservation in MA in the past 25 years

- *Over half of the towns and cities in Massachusetts have adopted the State's Community Preservation Act that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities.*
- *The 2001 Westwood Town Meeting Warrant Article to adopt the Community Preservation Act did not pass.*
- *Towns have also funded preservation through the issuance of debt.*



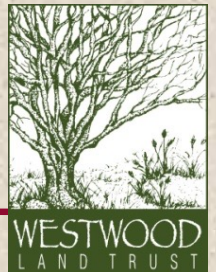
In New England ...

- ***65 acres of forest is being lost every day.***
- ***Funding of land conservation has fallen by 50% since 2008.***
- ***Acreage saved is down nearly six-fold since 2000s.***



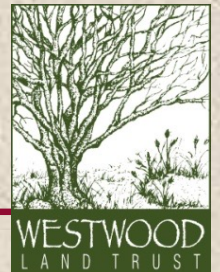
Westwood Residents Value Open Space

- *The 2020 Town of Westwood Comprehensive Plan and the Open Space and Recreation Plan recognize protecting land as a key action item.*
- *The Plans include identifying open space and setting priorities for acquisition or protection.*
- *Over 100 residents provided input to the Plans.*



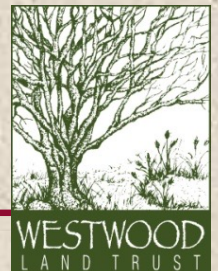
Why should Westwood residents support this project?

- *Open space is important to the character of our Town, the well being of our residents, and overall climate goals.*
- *Collaborative effort with Hale, Westwood, Dover, Trustees, land trusts and private donors provides resources and funding not available if working alone.*



Why act now?

- ***There is no guarantee that the offer of a CR will continue as***
 - **the Hale Board changes**
 - **land values increase**
 - **unforeseen events occur**
- ***Hale property may be sold if the towns do not contribute the requested amounts.***



A Community Vision



*As a community,
we need to have
the vision to save
land now, before
it's too late.*

*If we preserve this
land, we preserve it
forever.*

