

Town of Burlington
Facilities Inventory Committee



Recommendations and Findings

June 29 2010

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Committee Membership

Participating Town Meeting Members

- Bill Beyer
- Tim Brown
- Dave Ghio
- Frank Monaco
- Bruce Morey
- Sally Willard

Participating Town Administration

- Thomas Hickey
- Robert Mercier

Committee Charter

The Committee shall:

- (a) Become familiar with the long-term issues of care and capacity of town facilities;
 - (b) Review and make recommendations to Town Meeting on the use, maintenance, construction, and disposition of town buildings, physical plant, and infrastructure;
 - (c) Provide input regarding long-term facilities issues and plans on behalf of Town Meeting to the Board of Selectmen, Recreation Commission, Planning Board, Ways and Means Committee, Capital Budget Committee, and other Town boards and committees; and,
 - (d) Review and make recommendations regarding other matters which may be referred to the Committee by Town Meeting.
1. Inventory of each facility
 2. How we got it
 3. What condition it is in
 4. Include potential expenditures on a 20 year capital improvement plan

Introduction and Overview

Executive Summary

The Town of Burlington faces many immediate and long term infrastructure needs. The committee focused on the needs that required land resources and expansion, as identified by the following town departments:

- Department of Parks and Recreation
- Department of Public Works
- Fire Department
- Police Department
- Council on Aging.

The following department's facilities were also included in this document, and do not require immediate resources at this time.

- Town Administration
- School Department
- Conservation

The process that this committee used is presented here. To collect data uniformly, a questionnaire was created. Committee members were assigned to each department and then interviewed representatives from the various town departments using the questionnaire. The information gathered/identified was parsed to determine each department's land needs. The committee then tried to match the identified needs with available town owned parcels of property.

There is only a very small quantity of open and developable town owned property that is available to satisfy all of the identified needs, so other options were explored. The land acquisition options that were considered were:

- Conservation Land Swap
- Purchase of land outside of Burlington.
- Purchase of Land in Burlington
- Redistribute Existing Municipal Land Uses

After the needs were matched, recommendations were summarized and put forth. Here is a brief explanation for each department. A full overview is provided in each departments dedicated section.

- Department of Parks and Recreation
 - We have a number of recommendations of re-purposing existing land for Recreation.
- Department of Public Works (Cemetery)
 - We are recommending a more intensive use of the existing land, repurpose targets of opportunity, and explore other acquisition options
- Department of Public Works
 - repurpose targets of opportunity and explore other acquisition options
- Fire Department
 - Support the sub-station replacement via the RFP process
- Police Department
 - We recommend future renovations and usage of the current space.
- Council on Aging.
 - repurpose targets of opportunity and explore other acquisition options

The committee decided to take up discussion on the Land Locked Parcel (LLP). The committee discussed access to and use of the Land Locked Parcels (LLP). This committee is making the recommendation that the town pursue a formal study to determine the costs of providing limited municipal access for active and passive recreation and cemetery.

Lastly, for informational purposes, profiles for the Town Administration buildings and Schools were listed. Tables listing the town owned properties were compiled, and added to the report for reference purposes. An overlay map highlighting the town owned properties is also included.

Land Acquisition Options Overview

The committee defined that there are several ways to “acquire land” The following is a brief explanation of the land acquisition methods this committee used in its evaluations.

Purchase of land outside of Burlington.

Where it occurs naturally, the purchase of adjacent parcels of land to augment parcels inside of Burlington’s borders was explored and recommended.

Purchase of Land in Burlington

When there was not an existing parcel of town owned property that would fit a defined need, the purchase of private land in Burlington was considered and recommended.

Redistribute Existing Municipal Land Uses

This is the optimal method to fill the defined needs, as it will not impose acquisition costs to the town.

Conservation Land Swap

The state has a policy that allows disposition of Article 97 Land [Conservation land] for other required uses provided that reduction of conservation land can be acquired elsewhere in the community. As long as there is more municipally owned non conservation land than the desired alternate use of conservation land, such a land swap could meet with both local and state approval. Burlington has more municipal land than the total conservation designated properties and therefore has the potential to use this approach as a means of satisfying additional municipal property needs.

For example, a new cemetery could be identified as necessary to meet town needs in the Conservation property to the north of Mountain Road, since there may be an adequate amount of non wetland space at that location. To replace the conservation acreage lost to this new use the Town could designate an equal non wetland area of the Town property known as the Land Locked Parcel (LLP) for conservation purposes.

Once an inventory of needs has been established, a survey of the conservation areas could be performed to determine the most effective manner in matching those needs, if any, with conservation land. The amount of land in the LLP that would be designated as conservation property could then be established.

The land swap approach allows for some flexibility in scheduling how best to meet and satisfy additional municipal land needs, it avoids exposing the town to new expensive commitments, and it could provide an overall improvement in the efficiency use of municipal lands.

Article XCVII (97) Overview

The state legislature created provision for re-purposing Article 97 land. The appendix includes an Article 97 Land Disposition Form for reference purposes.

In November 1972 the citizens of Massachusetts approved at the ballot Article 97, which became the 97th Amendment to the State Constitution. The amendment reads:

"The people shall have the right to clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment; and the protection of the people in their right to the conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources is hereby declared to be a public purpose.

The general court shall have the power to enact legislation necessary or expedient to protect such rights.

In the furtherance of the foregoing powers, the general court shall have the power to provide for the taking, upon payment of just compensation therefore, or for the acquisition by purchase or otherwise, of lands and easements or such other interests therein as may be deemed necessary to accomplish these purposes.

Lands and easements taken or acquired for such purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by a two thirds vote, taken by yeas and nays, of each branch of the general court.

Facilities Assessment Questionnaire

After defining which Departments would be polled for land uses, a questionnaire was created to assist in the information gathering. The questionnaire is presented here:

Department Name:

Person Interviewed:

Date:

1. Do you have any needs in 5 years or less?
 - 1.1 Describe the service.
 - 1.2 Describe the urgency.
 - 1.3 Is this replacement/renovation of existing facility, expansion, or new service?
Please explain.
 - 1.4 Can you specify a short term solution?
 - 1.5 Is there a better long-term solution?
 - 1.6 Do you have any specific recommendations?
 - 1.7 Can this facility be combined with any other operation?
 - 1.8 Can you provide requirements of size, location, unique characteristics?
 - 1.9 Are there considerations for operational costs versus up-front cost of the facility? In other words could we recover a construction/acquisition cost through reduced annual operating costs?
 - 1.10 What options do we have to finance this: fees, commercial partnership, grants?
 - 1.11 Impact of delay beyond 1, 5, 10 years?

2. Do you have any projected long term needs within the next 20 years- by 2030?
 - 2.1 Describe the service.
 - 2.2 Is this replacement/renovation of existing facility, expansion, or new service?
Please explain.
 - 2.3 What assumptions are you making to justify this future need?
 - 2.4 What is the impact of simply not doing this?
 - 2.5 Can you provide requirements of size, location, unique characteristics?
 - 2.6 Could this service be part of a related future project?
 - 2.7 A combined operation?
 - 2.8 Are there considerations for operational costs versus up-front cost of the facility?
In other words could we recover a construction/acquisition cost through reduced annual operating costs?
 - 2.9 What options do we have to finance this- fees, commercial partnership, grants, etc?

3. Do you have any vacant, unused, or excess facilities of any kind?
 - 3.1 What is it?
 - 3.2 What could it be used for?
 - 3.3 Location
 - 3.4 Size
 - 3.5 Condition
 - 3.6 Value
 - 3.7 Restrictions of use
 - 3.8 Who owns it?

Department Requirements Findings

The following sections outline the findings gathered during the questionnaire process.

Department of Parks and Recreation Requirements Findings

The following sections outline the findings gathered during the questionnaire process. There are 2 basic issues that need to be addressed – field inventory and space (programs and storage/maintenance vehicles).

Department of Parks and Recreation Field Requirements

These include additional recreation space to make up for losses due to construction, and to bring Burlington closer to the levels of our neighbors in compliance with State Policy.

Mitre Link Construction

Impact:

- Loss of 3 baseball/softball fields
- Loss of 1 multi-purpose field

Start of Loss:

- Field loss will occur in 2010 (spring?)
- Expected construction duration of 2-3 years

Result:

- 2 of the 3 baseball/softball fields will “probably” be replicated, but will not be ready for actual use until 1-2 full years after construction has ended.
- Multi-Purpose field may not be replicated
- Net Loss of at least 1 field and possibly the Multi-Purpose field

Memorial School Construction

Impact:

- Loss of 2 softball fields in the front
- Loss of 1 full size multi-purpose field in the front
- Loss of 1 baseball field in the back

Start of Loss:

- Field loss will occur in spring of 2010
- Expected construction duration of 3-4 years

Result:

- 2 softball fields are not being replicated
- 1 baseball field is not being replicated
- 1 multi-purpose field is only partially replicated, and not at full size. Field will not be ready for actual use until 1-2 full years after construction has ended (estimated September 2011)
- Net Loss of 3 softball/baseball fields, and 1 full size Multi-Purpose field

Simonds Park Reconfiguration

Impact:

- Loss of 1 Babe Ruth field (Lower)
- Gain of 1 baseball field and 1 softball field

Start of Gain/Loss:

- Field changes will occur in spring of 2010

Wildwood location (Current)

Impact:

- Gain of 1 Babe Ruth field

Start of Gain/Loss:

- Field changes will occur in spring of 2010

Wildwood location (Future – receipt of EOEEA State Grant)

Impact:

- Gain of 1 baseball field and 1 softball field
- Gain of 1 multi-purpose field (possibly 2 soccer fields – 11 v 11 and 6 v 6)
- Loss of 1 Babe Ruth field

Start of Gain:

- Article was approved by January 2010 Town Meeting; bids for space layout/construction have been received and are currently being reviewed. Construction will begin in summer 2010 with completion slated for fall 2011

Mary Cummings Trust/City of Boston location (Future – agreement with City of Boston)

Impact:

- Gain of 2 multi-purpose fields

Start of Gain:

- Article was approved by May 2010 Town Meeting; currently working with City of Boston on final layout/operational issues (drainage, etc.). Assuming approval of field design, construction expected to begin in fall 2010 with completion slated for summer 2011

Summary of Department of Parks and Recreation Field Requirements

Starting in 2010, there will be significant field space problems as six (6) ball fields and two (2) full size multi-purpose fields out of a total existing inventory of 18 fields will go off-line. Four (4) of the ball fields, and two (2) of the full size multi-purpose fields will be lost forever. We expect this due to the commencement of construction work both at the Mitre Link and the Memorial School, and including the Wildwood and Simonds Park reconfigurations.

It will take 2-4 years to regain a portion of the lost inventory. Under the current space conditions and anticipated field, building and road construction, the *best* possible outcome is a permanent loss of 2 ball fields and 1 full size multipurpose field (the math says we get “½” a multi-purpose field). The situation becomes much worse if any of the anticipated field replacements over the 2-

4 year period do not materialize; however, if the “future” options above (Wildwood/Mary Cummings Park) become reality, we would see a net gain of two (2) multi-purpose fields.

A current review clearly indicates that Burlington has a shortfall of adequate field space even before any fields were lost. We have concluded that we have both a short-term **and** a long-term problem that can only be resolved by finding space in addition to the existing best case plans.

Recommendations for the Department of Parks and Recreation Field Issues

To replace the loss of several ball fields, we are recommending that the area around the Foxhill School be better utilized.

Two (2) new fields could be created to the left, and the existing field could be upgraded for one (1) ball field, and a multipurpose field. The fields that exist there now do not get a lot of use due to wet conditions but could be made more functional with some re-grading, additional drainage, etc. Due to the fact that the area is abutted by conservation land, we believe the proposed land area should be reviewed to determine the possible impact of any field reconfiguration.



Graphic: Foxhill School grounds

Lastly, there is potential for additional ball fields at the High School location across from Varsity field. Currently, one baseball field exists there but due to the wet conditions there and the surrounding area; it is difficult to maximize its use. Again (similar to the comments above regarding the drainage issues at Foxhill), we feel that with some re-grading and possible re-configuration, we could gain better access to that location at a relatively low cost. Also, due to the existence of abutting wetlands, we should survey the area to determine whether any structural changes would have a negative impact.

Department of Parks and Recreation Physical Plant/Space Requirements

Currently, the Recreation Department shares space in the Human Services Center with the Board of Health, Veterans and Council on Aging (Community Like Center). They currently need to use the existing structures at Overlook Park for storage of off-season supplies and materials.

Several of the existing program offerings from the Recreation Dept need to be held in the gymnasium on site, other school gyms, churches, karate studios, etc. Not only is this inconvenient but is more costly for program participants (mostly town residents) in the long-run.

The Parks Department is also responsible for the upkeep of all fields and grounds around all schools. The equipment (trucks, mowers, etc.) are all stored at the Overlook facility.

These cement buildings were built in 1945 (total square footage of 20,100), while the steel storage building was built in 1969 (sq. footage of 4,500). One of these buildings is where the Burlington Players Theater resides. Existing space meets current needs but the buildings are antiquated and will eventually need to be addressed.

The short-term solution is to do nothing and continue maintenance as usual. However, a better long-term solution would be to combine the operations of the Parks and Recreation Department with the DPW. DPW has also identified that the current location is not ideal, and should a more centralized location be found, this would be a better option.

The Overlook area consists of 7.6 acres that are embedded in a neighborhood setting and is further surrounded by a conservation land buffer. There are several development opportunities at this site (Overlook) and there is already a concept drawing of possible configuration that includes the following:

- new playground
- new basketball court
- new and additional parking
- new fencing/guardrails
- multiple landscaping changes and trails/walkways added
- updating/replacing existing physical building/s

This information was prepared as part of a consultant engagement by the Berkshire Design Group for the Recreation Department and is contained within the Long Range Plan 2000 document.

Department of Public Works Requirements

DPW has identified two major gaps which this committee has focused on. They are a new DPW Garage facility and new Cemetery space. Each of these is treated separately below since there is no real overlap or common component.

DPW Garage / Central Maintenance

Summary of findings and considerations

The Highway Garage was constructed in 1961 at 0 Great Meadow Road on about 3.5A. The garage itself is a single high structure with a footprint of about 130' X 65'. There are also a number of co-located small support buildings.

The Central Maintenance Division services *all* town vehicles except for fire department vehicles. This includes all highway, water, sewer, cemetery, police vehicle service, and recreation heavy equipment. The facility is also used to park and store public works vehicles, store working inventory of pipe, hydrants, soil, stone materials, and provide office space for DPW field personnel.

Salt and sand for winter road treatment is all stored offsite at the Grant Ave Town Salt Shed which is about a one acre site.

Because vehicle storage is limited at the Highway Garage site, some vehicles and large equipment are rotated seasonally to other indoor and outdoor locations such as the Mill Pond treatment plant.

We estimate that the age of the physical structures, the lack of storage space for today's operations, and the inefficiencies that result from the combination of old facilities, very limited indoor storage, and split operational locations give us a timeline of 5 years to find a solution. This can be stretched longer but we anticipate increasing hidden costs with no long term benefit to delay.

We also find that the Recreation Maintenance facility at Overlook Park is in a similar situation. We did not look at this in detail but several similar negative drivers are age and size of current facility. After discussions with both departments there is agreement that it is mutually beneficial to construct a combined DPW and Recreation maintenance and storage facility. The ability to make a more efficient overall operation at the same time we upgrade the garage facilities is an opportunity to improve efficiency and lower overall cost in the future.

In addition to the age and limitations of the current physical structures we also had discussions with DPW and Conservation about the suitability of the Great Meadow location for this kind of operation. The consensus is that the Great Meadow location is a concern for what is essentially an industrial operation because of its proximity to the municipal water supply. Given a choice,

prudent environmental policy suggests that DPW and any similar facility is not desirable on this site. Our dilemma however is that so far we cannot identify any alternative location. In which case we would rebuild on the current site and as a minimum upgrade the protection of the wetlands from what exists today through technology and design.

Summary of Recommendations

- Combine the Highway Garage and Recreation Maintenance
- Construct a new garage and provide covered vehicle storage
- Co-locate all operations as much as possible
- Find a new site if possible or reconfigure and expand Great Meadow site

The site Requirements are:

- 5.5 to 6 acres of land
- Admin/Employee Facility: ~6400 square feet
- Vehicle Storage: ~30,000 square feet
- Garage & Shops: ~14,000 square feet
- Salt Shed: 5,000 square feet
- Material & Storage area: TBD
- Total building space for DPW and Recreation 75,000 square feet

The DPW 50,000 square feet building estimate is based on current operations, some growth, and covered equipment storage. The combined DPW and Recreation facility is estimated to need 75,000 square feet by simply assuming Recreation is about half of DPW. This is a very very rough guess. The primary reason there is such a large jump in the space requirement is to store vehicles in covered and dry space which today is very limited.

Possible Solutions

Reuse Current Site

The DPW has been asked if the current site could be re-used. The short answer is possibly. The points of concern are:

- The current site and roadway would have to be reconfigured to expand beyond the current 3.5 acres
- There will be wetlands and other environmental conditions to deal with
- It may not be possible to move the Grant Ave salt shed closer to this site
- If we can acquire additional land along Great Meadow Road it will not abut current site

The likely benefits are:

- The Town owns the current site- reduces land costs
- The existing storm water, wetlands, and contaminant management would be improved

Alternative Town Owned Parcels

- The Landlocked parcel even with easy access (which currently does not exist) is considered too remote from the town interior to be a good choice.
- The Housing Authority controls a large parcel off Adams Street. This is also considered unacceptable because it is distant from most of the town and the traffic issues seem insurmountable.
- The Grant Ave area is a highly desirable location but at this point the Town does not have any expectation of acquiring the additional land required.

Purchase a Site

The committee and the Administration have discussed an extensive list of alternative locations all of which involve some form of land acquisition. It would be particularly beneficial to acquire parcels that would provide new space central to highway and park operations or that would compliment the existing Salt Shed on Grant Ave or the Highway Garage at the Great Meadow site.

However it should be noted that a new site will be very difficult to obtain because of all the requirements most notably central to the town geographically, not invasive to residential property, of significant acreage, and an acceptable traffic pattern.

Recommended Next Steps

- Create a prioritized list of private parcels to “watch” and conduct discussions with owners if there is an acquisition possibility.
- Hire a consultant to analyze reconstruction at 0 Great Meadow with a focus on road reconfiguration and DEP requirements

Cemetery

Summary of findings and considerations

The expansion or creation of additional cemetery will be needed very soon. Under current policies the existing space is estimated to be full between 2014 and 2017. This is derived from the following data:

- During the past 5 years we averaged sales of about 60 new sites annually
- During the past 5 years we averaged use of about 115 pre-sold sites annually
- We will only sell a maximum of 2 plots for any single request
- We are averaging 145 burials per year (30 on new lots and 115 on old lots)
- The most recent Pine Haven expansion has approximately 200 remaining lots

The town imposed a 2 grave purchase limit to deal with the shortage and the price was increased to \$650.00 per grave including perpetual care in 2007. The limited remaining space is of concern however the price is still quite low compared to private cemeteries. The town must make major policy changes and find new space soon or the service will no longer be available. We assume the majority of tax payers wish to have this benefit in the future and the Cemetery Advisory Committee under the BOS was re-activated after the Sept 2009 Town Meeting.

Summary of Recommendations

The committee recommends a series of actions to address both short and long term needs as follows:

- Extend the life of remaining space as much as possible through the use of double deep graves and more efficient site methods
- Offer a dedicated ash burial area
- Purchase of residential property that abuts existing cemeteries to add land
- Initiate search for a new site
- Adjust policy and pricing to sustain a 50 year projection and offset some if not all land acquisition and cemetery development as possible through the Sale of Graves revenue

Summary of Requirements

DPW has presented to the BOS a proposal to utilize remaining open cemetery space to support 3800 new burial sites assuming a facility for ash burials, use of double depth lawn crypts, and restricting the graves to flat markers rather than headstones. If the town agrees to take full advantage of these methods then we have in excess of 20 years remaining assuming we do not encounter unforeseen restrictions or soil conditions.

However there is certainly a risk that we will not be able to realize the full use of the existing space. Given that it will take significant planning, time, and money to create additional space, the committee recommends the Administration initiate a search for a single new parcel that would give us an additional 50 years or more.

Possible Solutions for new cemetery

A cemetery cannot be combined with other uses without significant separation and buffer area. However unlike most other municipal land usage, the cemetery does not necessarily need to be in the center of town or that close to any other municipal operation. Therefore options such as purchase of land on the perimeter of town or dedicated acreage in the landlocked parcel are good possibilities.

Landlocked Parcel

The Landlocked parcel is an interesting although clearly a long lead time option:

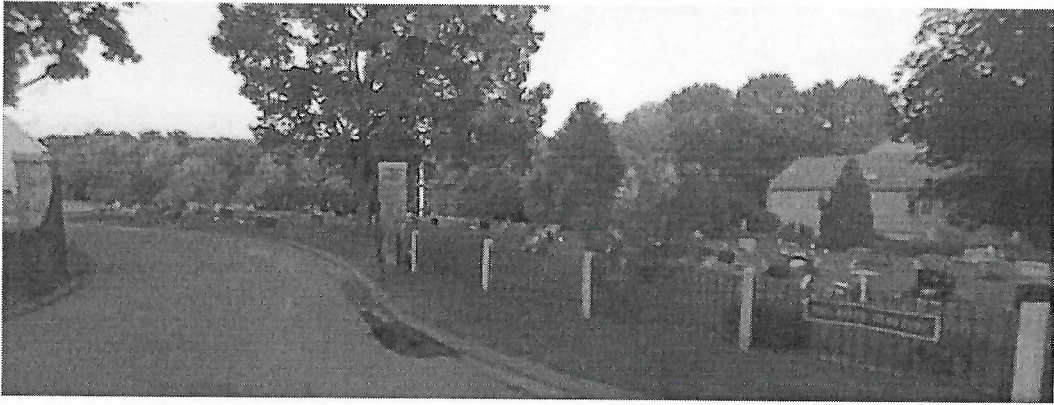
- A cemetery seems compatible with the current zoning and any future passive or active recreation use
- It is a very large parcel and we believe a 20 acre reserved cemetery area would not compromise any other future use and is readily available
- It makes sense to direct tax money and Sale-of-Graves revenue to access the Landlocked parcel because better access than what we have today would allow recreational activity beyond the limited passive uses we enjoy currently

Other Parcels

It is very challenging to find any suitable vacant space. Burlington is only 11 square miles, is 100% utilized, and the Town owns limited space.

Recommended Next Steps

- Begin the expansion at Pine Haven with lawn crypts as soon as possible
- Offer an ash burial facility
- Establish a process to identify and acquire parcels abutting either Chestnut Hill or Pine Haven
- Establish new pricing to help offset high up-front development costs and provide funds for a long term self-funding operation
- Develop both current and new land in phases to adjust for public preference and timing
- Acquire a new 10 to 20 acre site to provide incremental expansion over the next 50 to 100 years.



Fire Department Requirements

Short Term needs

The Fire Department has identified the need to replace or renovate Fire Station 2 on Terrace Hall Road within 5 years. This facility will house apparatus, equipment, and approximately 8-10 firefighters.



The requirements of size, location, unique characteristics of a new Fire Station 2 are:

- The current plan calls for approx. 8,000-10,000 square feet of space for the building needs.

This facility could be combined to include space for a police presence in the building; and a Community meeting room.

Fire Station 2 Space Requirements

The following are the minimum space requirements for a new 8,000 – 10,000 square feet

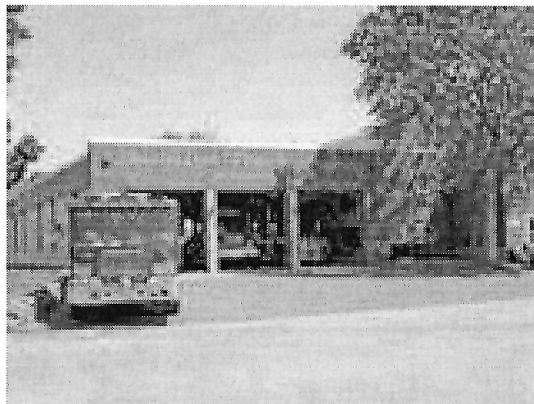
Burlington Fire Station 2.

1. 5,000 square feet apparatus garage consisting of 3 bays with drive-through abilities (desired but not required). Each bay should be approximate 20 x 70 feet. The garage should have minimum 20 foot high ceilings and minimum 12' wide x 15' high overhead doors.
2. 3,000 square feet living and administrative area; could be split on 2 floors with the second floor being primarily for living area. Living space should be designed to accommodate up to 8 firefighters and include bunk rooms, kitchen, living room area, and an exercise room. The Administrative area should include supervisor offices, training room, laundry and other support areas necessary for fire/EMS operations.

3. Adequate & secure parking for the personnel and occasional visitors. Safe public way access and egress is a priority for proposed site.
4. Building should be designed in consultation with public safety building design professionals in order to take advantage of their knowledge and experience in the field. LEEDS building design and functions should be desired for long term energy efficiencies.
5. Additional space should be appropriated for law enforcement presence.

Long Term needs

A projected long-term need within the next 20 years (by 2030), would be the renovation of the Main Station on Center Street. This station was renovated in 1987 to house additional staff and apparatus but will need extensive updating after 40 years. A particular need will be the increased space for the larger apparatus, along with its service and repairs. Most of the other needs will involve updates and upgrades of infrastructure as the fire services and supporting needs evolve.



Recommendations for the Fire Department

The committee supported the RFP initiative by the town administration for an expanded and enlarged sub-station (Fire Station 2). The RFP was for a lease-to-buy agreement from a commercial party for a new fire and safety facility in the west side commercial area. The RFP option did not meet approval so we will re-evaluate the remaining options to see which one makes the most sense.

A new location is an option due to the current site being limiting in the size of the structure it could support. The town would have to acquire an appropriate parcel on the west side of Burlington which would keep the response times in line. After that the town would have to construct the Station using the requirements stated earlier. This option would require financial

investment in the order of approximately \$10MM to complete in addition to the acquisition of the land.

Another option would be to have the existing Sub-Station renovated with a second story added to the structure in order to double the capacity of the current building from 3145 sq ft. to 6290 sq ft. The space requirements laid out previously would not be completely satisfied due to the limiting size of the site. A couple of the benefits of a newly renovated station would be;

A modern living and administrative area, which could house up to 6 firefighters on the second floor instead of the current 3 firefighters.

The bays for the equipment would be enlarged and appropriate for the engines and ambulance which would allow them to be there permanently.

This option is still in its developmental stage and the towns' administration is looking at several alternatives for renovating the present site. These alternatives would require a financial investment of approximately \$3M-\$5M to complete. If the renovation of the Station is chosen it would likely satisfy the Fire Departments needs for at least the next 10 years. At that time either the RFP option or a new location would have to be pursued by the town.

At the present time we as a committee would encourage the administration to continue looking at the alternatives for renovation of the current Fire Sub-Station. This is the most fiscally responsible solution for the current needs and would also allow for flexibility in case a better location becomes available in the coming years.

Police Department Requirements

The Police Department does not have any new facility needs over the next 5 years. The Current Police Station houses all the apparatus, equipment, and offices needed to provide the town with the service. The station has several issues to be dealt with in the short term to maintain the building and provide a decent work atmosphere.

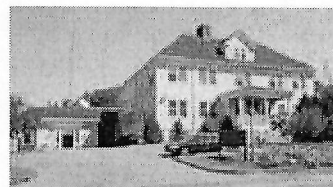
The BPD, along with the Town Facilities crew, has identified several needs that will have to be addressed over the next few years to maintain the current level of operation.

- The boilers need to be replaced. They are on their last leg and will fail soon if they are not replaced.
- Installation of more thermostats is needed. Presently many of the offices share thermostats and would be more efficient with separate ones.
- We need a solution to pooling of water in the Roll Call room after heavy rains. It is a consistent problem and requires a call to ServiceMaster for remediation.
- Mold issues have popped up in the building. A complete cleaning of the building by ServiceMaster would help to stabilize this issue.
- Some of the flooring needs to be replaced at this time. The carpet tiles and tiling have been worn out after years of use.
- As stated above there are several known issues that have to be resolved but with the age of the building new issues are a certainty each year. In the short term the existing facility will have to be maintained and renovated in certain areas to keep the current station tolerable. Also, the concern for additional parking for visitors is noted.

Long term the resolution is a complete replacement of the facility in the next 10 years. The present Police station was a retrofit of an existing building and is behind modern Police facilities now. A new building, built specifically for the Police, would be the best way for the town to get all the operational efficiencies that it would bring to a 24/7 operation.

Police Department Summary

The current building has some maintenance and infrastructure (plumbing and electric) items that if dealt with, will extend the life of the building for the next 5-10 years. After that a new Station would have to be built centrally located in town. Because the current station is situated in a central location, the recommendation is to undertake a complete renovation of the existing building when the time comes. A renovation would not require new land, and could take under 1.5 years to complete.



Council on Aging Department

The following sections outline the findings gathered during the questionnaire process. There are 3 basic areas to be addressed – space, programming and transportation.

Council on Aging Requirements

The COA is currently facing serious space issues within the Human Service Building. With the aging of the population, the services provided by this organization will become more critical to the Burlington Senior population. Some of the services that the COA provides are:

- Meals delivered to Homes
- Daily meals at Center
- Social Services
 - Fuel assistance
 - Home visits
 - Referrals
 - Activities (fitness, arts & crafts, podiatrists, hair stylists, etc.)
- Parties
- Support Groups (Bereavement, Alzheimer's, etc.)
- SHINE counselors
- Outreach programs

Age requirements are flexible but generally require a person to be an elder (i.e., "60-ish") in order to be eligible to participate for COA services.

Short-term needs:

- Space
- Storage
- Activities Director (TBH)

Ideally, the Council on Aging would remain in its current location due to their proximity to the center of town, current (three separate complexes) and possible future senior housing, and the functionality of the existing building (kitchen, recreation hall, etc.). However, without expanding the current footprint or re-locating some of the other departments within the building (Recreation, Board of Health, Veterans and Community Like Center), the COA will struggle to continue to offer the types of services they currently provide.

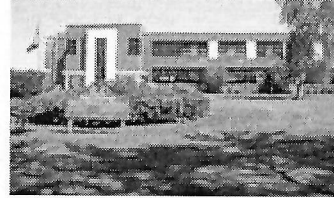
Long-term needs:

As mentioned above, with the populace growing older due to better living habits and increasing quality in medical treatments and expanding prescription drugs functionality and with the baby boomer generation coming of eligibility age, there will be even greater needs for this organization's services. In addition, there are several additional programs that the COA would

like to offer (store/gift shop, more fitness classes, etc.) that could not be accomplished today due to the existing space constraints.

Council on Aging Summary

The current building has some physical space restrictions that limit the amount of programs that can be offered. However, the current site is centrally located in town, and access is good for this use. The recommendation is to continue to use the current facility, and if other departments were moved to different facilities, the Council on Aging would claim that space.



Land Locked Parcel

Burlington's Landlocked Parcel comprises 23 parcels of undeveloped land covering 244.83 acres. The land abuts Route 95, Route 3 in Burlington, Route 62 in Bedford, and conservation land in Lexington and Bedford. The parcels are zoned IG, General Industrial.

Historical Points

The parcels were made landlocked in 1952 when the state took the land between the landlocked parcels and the (current) Nordblom property for Route 3. From the time of the state's taking through the Town's taking, residents and businesses have sought access to the parcels. According to Daniel McCormack, the Town's Archivist, the period with the most activity was from 1971 through 1997.

During this period various parties complained to the Board of Selectmen, the state legislature and the courts concerning the lack of access to the parcels. At its May 7, 1984, meeting, the BOS voted to request Town Counsel to explore legal steps necessary to rezone the landlocked parcel to conservation land.

Town Meeting authorized the town to take the parcels by eminent domain at the September 1985 Special Town Meeting. Article 19 was moved, seconded and voted 61-11 favorably. Article 19 authorized the Board of Selectmen to:

Take the land by Eminent Domain . . . for purposes of preserving open space and protection of the Town's water Resource District and Aquifer ...

The Town of Lexington took a strip of land for conservation on prior to the Burlington Town Meeting vote.

The Town Bedford voted to take the 50 foot strip of land on the Bedford-Burlington border for conservation on April 7, 1986. This is known as the Reeves Road conservation area, a 2-acre conservation area off Reeves Road that creates a buffer between Burlington and the Reeves Road area neighborhoods.

At the January 1986 Town Meeting, a motion was made, seconded and approved to rezone the landlocked parcels from IG to RO. The article was later ruled improper and the vote thus nullified.

As part of the settlement in the eminent domain taking, the owners of the parcels (not owned by the Town of Burlington) were granted an option for a period of 20 years giving them the right of first refusal should the Town choose to sell the property. The option was owned by different parties until purchased in bankruptcy court by Patriot Partners. According to the recorded Option Agreement, the term of the option was twenty years from the date of execution of the Option Agreement. The Option Agreement was executed by the Board of Selectmen on May 14, 1990, and by P.C. Burlington, Inc., on May 18, 1990. The option has expired.

On June 2, 1986, the Town recorded an Order of Taking. The Certificate of Title was recorded in book 1070 on June 5, 1990.

Since the taking in 1985 and the title certification in 1990, there have been two (2) Landlocked Parcel Study committees. The first committee was formed in 1994 to investigate access and potential uses of the parcels by the residents of the town. The second committee was formed in 2008 at the request of Town Meeting to investigate and return to TM with a recommendation concerning a proposal from Patriot Partners.

About the Land

It is estimated that wetlands occupy 8% of the property. There are four certified vernal pools on the property.

At the August 11, 2008, meeting of the Landlocked Parcel Study Committee, Larry Cohen (committee member) "read his report on, "Uses Allowed in Aquifer and Water Resources District" dated August 11, 2008. The report stated that *the LLP is approximately 70 percent in the Water Resources Overlay District*, and no portion is currently in the Aquifer District. Mr. Cohen explained the attached Zone Bylaw table of uses, and added that in 2003, the DEP had performed a source water assessment on drinking water supply and the susceptibility to contamination was rated "HIGH" based on the presence of high threat land uses within protection area."¹

Using the Land

When Town Meeting took the land for the purpose of "Open space and water resource protection", the parcels' use was fixed until such time that the Board of Selectmen and Town Meeting choose to change that purpose. Open space and water resource protection are both purposes protected under Article 97 of the Massachusetts Constitution. This means that use of the land is currently restricted to passive recreation.

Steps can be taken to change the purpose of the land or portions thereof. Town Counsel identified the process in response to questions from the committee.²

In order to change the use of the land to active recreation, or to dispose of the land by lease or sale, the following steps would be necessary.

1. ... the custodial board (Board of Selectmen) would have to declare that the land is no longer needed for open space and water resource protection purposes.

¹ From the meeting minutes

² See Kopelman & Page, P.C., letter to R Mercier, June 1, 2010

2. ... Town Meeting would have to vote by a two-thirds vote to transfer the land from the Board of Selectmen for open space and water resource protection to the Board of Selectmen or to a different board for active recreation.
3. ... the General Court, by a two-thirds roll-call vote of both houses, would have to approve of the change in use and/or the disposition. I am attaching for your information a copy of the Article 97 requirements that the General Court has established as a condition of approving an Article 97 release.
4. ... the Department of Environmental Protection ("DEP"), which has oversight of land held for water resource protection purposes and water supply purposes, must approve the change in use (such consent would not be required for using the property for passive recreational purposes).

Any changes in the purpose of the land such as to enable active recreation or to create a cemetery of any size require the steps identified above to be followed.

Accessing the Land

The landlocked parcel does not currently have vehicular access directly from Burlington. All Burlington residents must access the site from Lexington via Reeves Road, Turning Mill Road and Mountain Roads. This committee recommends the administration authorize a study for building access from Burlington into the site.

The committee believes that the LLP is a valuable asset of the town that gives us both indirect financial benefit and direct open space benefits. The indirect value is that it provides a unique open space reserve as conservation and recreation space that simply cannot be replicated and has value to the community because it is unique to have such an asset in the 128 belt which makes Burlington a "better" place.

The direct value is that it could provide an array of passive recreation uses (winter and summer trails- walk, bike, snowshoe; scout and nature events), active recreation (fields, rinks, pools, outdoor programs), and compatible municipal operations most notably a long-term cemetery.

The committee asked Town Counsel, whether Chapter 97 precludes "the town from creating access by building a limited purpose bridge or tunnel from a location within Burlington to a specific landing point within the parcels". Counsel responded:

In my opinion, if the purpose of the bridge or tunnel is strictly to provide access to the parcels without any change in use of the land, the requirements of Article 97 as outlined below would not be triggered. Since providing access to land, even land held for an Article 97 purpose, is a necessary ancillary use of the land, a limited purpose bridge or tunnel that was restricted to providing access for open space and water resource protection purposes would be consistent with the Article 97 uses.³

³ See Kopelman & Page, P.C., letter to R Mercier, June 1, 2010

This means that, should the Town (Board of Selectmen and Town meeting) elect to fund the building of a bridge or tunnel from Burlington to the LLP, that is likely permissible without requiring votes from both houses of the General Court and consent from DEP. Other permissions related to access across highways will be needed.

Recommendations

Direct Access

The committee recommends the Town of Burlington have a stated goal to create direct access for Burlington residents to the LLP. This access can be direct access from Burlington in the form of a bridge or tunnel from land east of Route 3 to a location within the LLP. Alternatively, access can be obtained by executing a "road use agreement" with the towns of Lexington and Bedford that would provide specific locations from which residents of Burlington have access to the LLP in addition to the access currently available under the power lines on Turning Mill Road.

Given the value of the LLP to the Town of Burlington, committee members believe these options for providing access are reasonable.

Additional Recommendations

USE:

The committee recommends the Board of Selectmen determine parcels or portions thereof that would be suitable for active recreation and a large cemetery. We further recommend the Board of Selectmen take the necessary steps to declare that those parcels are no longer needed for open space and water resource protection purposes.⁴ These uses may be pursued jointly or individually. Both should be pursued.

FINANCING DIRECT ACCESS:

The committee recommends the Town of Burlington consider partners (both commercial and municipal) that have common interest in the recreation and cemetery uses to help support the means and cost of access. This is very different from selling or commercially developing any of the parcels. The partnership we want is with an entity that has common recreation and municipal interests.

⁴ A large cemetery will have capacity to meet the needs of the Town of Burlington for 100 years



Graphic: Land Locked Parcel

School Department Requirements

The current amount of schools is adequate to provide the town with the services it requires. However renovations to two of the schools are required. Construction has started on a new Memorial School May 2010. This will replace one of the oldest and smallest schools in the district.

The Marshall Simonds Middle School is targeted as also requiring a major renovations, and is being targeted for renovation after the completion of the Memorial School. A new wing (approximately 30,000 square feet) will be added to the side of the school adjacent to Winn Street. The school is being sized for a student body of 500 children. The Marshall Simonds renovation would not affect playing fields, and no new land is required. Here is a listing of the Burlington schools.

Burlington High School
123 Cambridge Street
Square Footage 360,000
Built 1961

Fox Hill Elementary School
Fox Hill Road
Square Footage 62,000
Built 1967

Francis Wyman Elementary School
41 Terrace Hall Avenue
Square Footage 122,868
Built 1967
Renovated 1996

Marshall Simonds Middle School
114 Winn Street
Square Footage 125,368
Built 1961

Memorial Elementary School
125 Winn Street
Square Footage 38,200
Built 1954

"New" Memorial Elementary School
125 Winn Street
Square Footage 78,550
Built targeted for 2011

Pine Glen Elementary School
0 Pine Glen Way
Square Footage 57,352
Built 1963

Town Administration Requirements

The current facilities for the Town Administration are adequate to provide the town with the services level it currently requires. There are no new facilities needs required for Town Administration at this time. Here is a listing of the Administration Buildings:

Annex Building

This facility originally housed the Burlington Police Department. It now houses other departments, and serves as community meeting space.

Square Footage 7,500
Built 1970



Town Hall

Square Footage 21,000
Built 1970
Renovated 1995



Grandview Farm

This building (which is currently under renovation) could possibly be used for future town operational space needs, as well as community meeting space.

Square Footage 10,000 (approximately)
Renovated 2009



Conservation

According to the United States Census Bureau, the town of Burlington has a total area of 11.9 square miles. This is further defined as 11.8 square miles of it is land and 0.1 square miles of it (0.59%) is water. The town has approximately 268 acres defined as conservation (3.55%). The defined Conservation Areas are as follows:

Chadwick Conservation Area

This parcel of 3.78 acres of land contains a brook, wetlands, and woodlands.

Fairfax Conservation Area

The Fairfax Conservation Area is a little less than an eighth of an acre. Although it is small, the contribution it makes as a protected habitat corridor for wildlife is immeasurable.

Forest Field Conservation Area

This parcel of mixed uplands and wetlands is located along the Boston Edison power lines between Mill and Locust Streets.

Ipswich Conservation Area

Consisting of boggy wooded swamp, this 3-acre parcel also includes a rock peak.

Little's Brook Conservation Area

With 36 acres, this is the second largest conservation area in Burlington. Much of the area is steep, with low-lying wetlands in the western portion.

Longmeadow Brook Conservation Area

The primary purpose of this land is flood control and water quality protection. Its two acres include a variety of vegetation growing along a steep valley and the brook.

Lubber Brook Conservation Area

In addition to Lubber Brook, which passes through this parcel, a number of small brooks and wetlands are present.

Marion Road Conservation Area

The Marion Road Conservation Area is the most recent addition to the Town's Open Space holdings. Containing over 15 acres, it contains several acres of uplands, and an extensive wetland system that provides significant flood storage and water quality enhancement.

Mill Pond Conservation Area

The largest conservation area in Burlington, the Mill Pond Conservation Area includes over 140 acres of rolling and steep terrain.

Muller Road Conservation Area

This area comprises over 3 acres of dry land that was donated to the Town for conservation purposes.

Pine Glen Conservation Area

A small, 6-acre parcel of land traversed by several brooks, the Pine Glen Conservation Area serves mainly to provide wildlife habitat and protect water quality.

Raymond Road Conservation Area

The largest parcel in this Conservation Area (M 29, P58) was acquired by the Town in 2003 in lieu of foreclosure and subsequently transferred to the Conservation Commission in 2005. Two additional contiguous parcels (M 29, P 74 and M 22, P 289-1) were transferred to Conservation in 2006. Although there are some informal trails, much of this area forms the headwaters of Sandy Brook and there are extensive wetlands and several small streams that feed into and form Sandy Brook. This parcel is 9 acres.

Rock Pond Brook Conservation Area

Most of this 3-acre parcel consists of steep uplands, although a brook traverses the back portion.

Sandy Brook Conservation Area

This 5-acre conservation area is primarily wooded swamp along Sandy Brook. Because of its thick underbrush and wet ground, passive recreation is difficult.

Sawmill Brook Conservation Area

This conservation area is comprised of 27 acres of mostly dry woodland, wetlands and meadows.

Vine Brook Conservation Area

The Vine Brook Conservation Area is 22 acres. The parcel includes wetlands, woodlands, and Vine Brook.

Here is a comparison chart for similarly sized towns:

Town	Total area	Population	% of Conservation
Reading	9.9 sq mi	23,129	14.2 % (901 acres)
Wellesley	10.49 sq mi	26,613	6.0% (403 acres)
Burlington	11.9 sq mi	25,034	3.5% (268 acres)
Needham	12.7 sq mi	28,263	5.4 % (442 acres)
Waltham	13.6 sq mi	59,758	4.0 % (350 acres)
Bedford	13.9 sq mi	13,146	6.75% (600 acres)
Danvers	14.1 sq mi	25,212	2.7 % (246 acres)
Lincoln	15.0 sq mi	7,994	20.0% (1920 acres)
Lexington	16.5 sq mi	30,332	12.3 % (1,300 acres)
Wilmington	17.2 sq mi	21,679	8.4% (925 acres)

Disclaimer: the % of Conservation and acreage given for towns other than Burlington, are subject to their respective town's Planning/Conservation member's accounting. Some of those amounts may include land not under Conservation control. Examples might include: DCR land, Recreation land, town forests, and reservoirs.

Summary for Conservation

Conservation should continue to pursue available grants, and to purchase properties to approximately double [to 7%, or 500+ acres] the current amount of Conservation land.

Appendix

Property owned by the Town of Burlington (greater than .2 acres)

The Town of Burlington owns 249 parcels in Burlington. There are 192 parcels whose land area are greater than or equal to 0.2 acres. Each parcel can be categorized by a Land Use Code (LUC), which generally indicates the purpose of the property. Municipal properties are distinguished by their LUC, which can then be used to identify the current use as well as the owner. The table below shows the number of properties and the total land area for all parcels owned by the Town of Burlington.

Land Use Code and Description		Number of Parcels		Total Acres	
		LT 0.2 acres	GT 0.2 acres	LT 0.2 acres	GT 0.2 acres
930	Vacant, Selectmen	36	45	3	64
931	Improved, Selectmen	0	5	0	9
932	Conservation	6	62	1	290
934	Improved, Education	0	9	0	198
936	Vacant, Tax Title/ Treasurer	1	2	0	1
953	Cemeteries	0	5	0	30
954	Community Centers	0	1	0	10
956	Libraries, Museums	0	2	0	1
958	Recreation, Active Use	4	35	0	331
970	Housing Authority	1	8	0	20
971	Utility Authority, Electric, Light, Sewer, Water	9	18	1	251
Total		57	192	5	1,205

Each parcel can have an owner and a co-owner in the assessor's database. In the database, all Town-owned properties have the "owner" Town of Burlington. The co-owner is blank/empty unless the parcel has been transferred to a department in town, e.g., recreation, conservation, historical museum, etc.

The parcels listed in this report provide a detailed inventory of all parcels with a land area greater than 2/10 of an acre. The list is sorted by "M-B-L" or parcel number within each Land Use Code category. Each parcel can be found in the Assessor's database (select search by parcel, and enter the "M-B-L" number from the list). The database can be found at this website address: <http://burlington.patriotproperties.com/default.asp?br=exp&vr=6>

Many of the town properties in the online database currently have an LUC that refers to an old definition table (because the state updated the table in 2009). To make a search analysis in the database, the "co-owner" may need to be used as the key to the appropriate LUC (new definition table).

There are 55 parcels whose land area are greater than or equal to 5 acres. With one notable exception, all are easily identified by the department that "owns" them, e.g., "conservation" or

“recreation”. The exception is a parcel on Raymond Road that is adjacent to properties on Terry Avenue and adjoins another town-owned property on Fairfax Street.

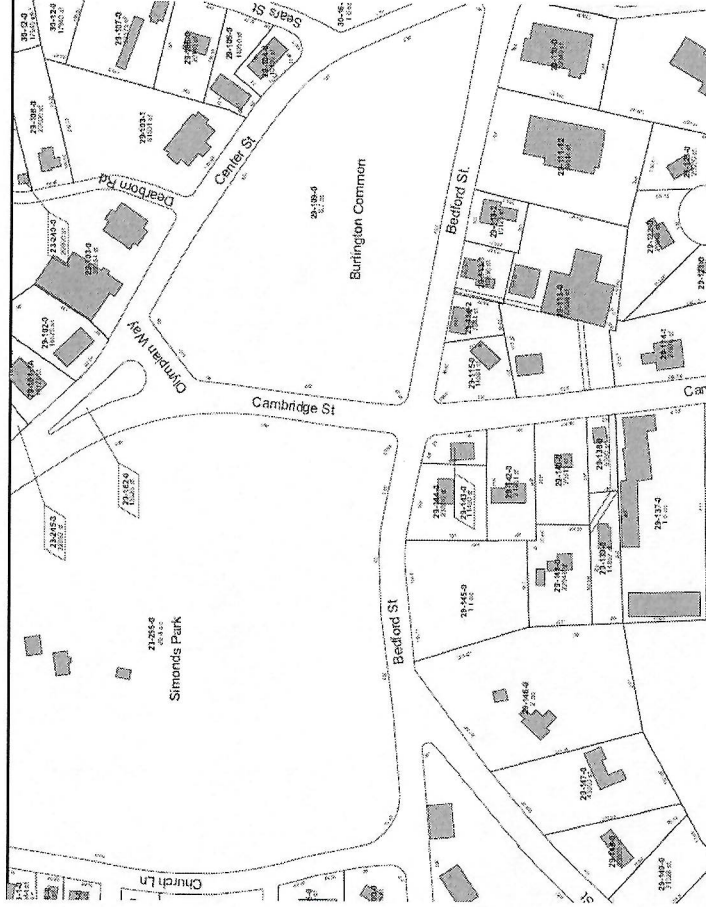
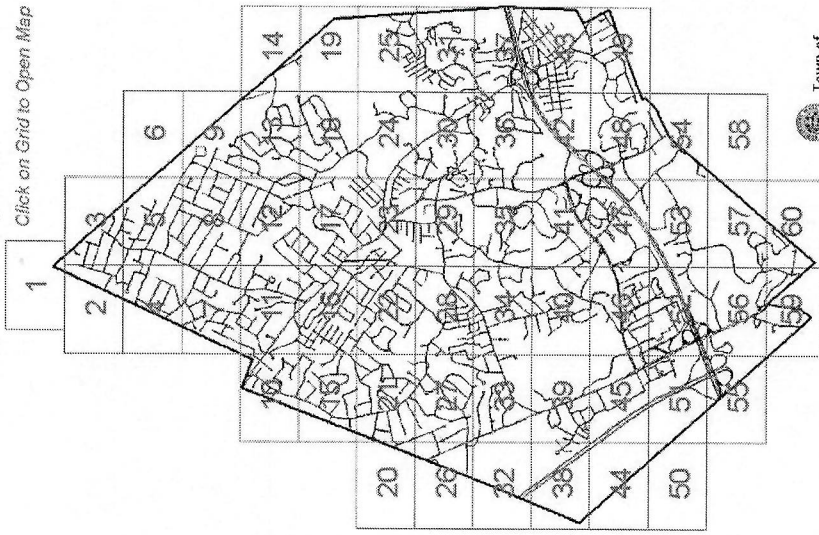
Some category headings use the terms “vacant” and “improved”. The only thing that distinguishes “vacant” and “improved” are structures. Those tables can be combined, but were left separate in this document.

The Assessors office also provides an online maps database of the town, with downloadable maps. The website address is:

<http://www.burlington.org/engineering/AssessorMaps/HOMe.htm>

Here is an example of the main Assessor's Map index, and a sample individual map.

Assessor Map Index



Tables - Property Owned by the Town of Burlington (greater than .2 acres)

Vacant, Selectmen

LUC	Description	M-B_L	Co-Owner	Street/Address	Land Area	Building Area	Total Value
930							
		3-6-3	Selectmen (easement)	SANDRA AVE	2.21	0	\$133,500
		5-58-9	land locked adjacent to cons 5-59	KINGSDALE ST	0.43	0	\$22,800
		7-45-4	Selectmen (utility easement(?))	WILMINGTON RD	0.41	0	\$106,900
		7-46-1	Selectmen (utility easement(?))	HARVARD AVE	2.01	0	\$70,900
		7-47-0	Selectmen (utility easement(?))	WILMINGTON RD	2.01	0	\$214,400
		7-103-0	Selectmen (utility easement(?))	HIGH PINE AVE	1.30	0	\$27,400
		15-15-0	land locked lot behind #50	FRANCIS WYMAN RD	0.37	0	\$21,800
		18-98-0	land locked - next to private 3.5 acres & conservation	CHANDLER RD	2.40	0	\$83,100
		22-289-1	30000+ (map 23) adjacent to 29-58	FAIRFAX ST	0.70	0	\$222,900
		25-3-0	Selectmen (Mill Pond)	HILLSIDE AVE	0.27	0	\$10,200
		25-5-0	Selectmen (Mill Pond)	CENTRAL AVE	0.32	0	\$10,500
		25-7-0	Selectmen (Mill Pond)	CENTRAL AVE	0.29	0	\$10,300
		25-14-0	Selectmen (Mill Pond)	GRANDVIEW AVE	0.67	0	\$13,700
		25-15-0	Selectmen (Mill Pond)	CENTRAL AVE	1.90	0	\$67,400
		25-22-0	Selectmen (Mill Pond)	CROSS ST	0.50	0	\$12,000
		25-24-0	Selectmen (Mill Pond)	PINE AVE	1.40	0	\$21,000
		25-49-0	Selectmen (Mill Pond)	WELLESLEY AVE	0.22	0	\$9,800
		27-114-0	WEST SCHOOL	106 BEDFORD ST	0.47	1,596	\$392,200
		29-55-0	Selectmen (easement)	SOMERSET ST	0.21	0	\$36,900
		29-58-0	border to 22-289-1 (map 23)	RAYMOND RD	8.10	0	\$87,400
		29-108-0	Selectmen (behind Town Hall)	1 DEARBORN RD	0.54	2,099	\$351,900
		29-109-0	TOWN COMMON	2 BEDFORD ST	6.70	0	\$1,230,200
		29-162-0	Selectmen (traffic island@north end of common)	OLYMPIAN WAY	0.31	0	\$39,700
		30-17-0	Grandview Farm	55 CENTER ST	2.11	8,162	\$846,900
		30-35-14	Sleeper Drive parcel	12 SLEEPER DR	0.46	0	\$222,400
		30-35-15	Sleeper Drive Parcel	10 SLEEPER DR	0.46	0	\$234,100
		31-119-17	Selectmen - gravel pit (?) adj Arborwood	LT LITCHFIELD WAY	3.20	0	\$108,100
		33-70-2	(Adjacent to)Sewer Station	TERRACE HALL AVE	7.48	0	\$242,400
		34-7-0	land locked parcel	WOODSIDE LN	0.46	0	\$110,000
		34-8-0	land locked parcel	WOODSIDE LN	0.50	0	\$110,400

34-9-0	land locked parcel												
34-15-0	Selectmen (Sandy Brook)												
34-72-0	Selectmen (Sandy Brook)												
34-184-0	land locked parcel with 3 other substantial land locked parcels												
40-18-0	Selectmen - Appears to be in meadow												
40-19-0	Selectmen - Appears to be in meadow												
40-20-0	Selectmen - Appears to be in meadow												
40-23-0	Selectmen - Appears to be in meadow												
40-36-0	Appears to be wet/in the meadow												
42-29-0	adjacent to 95/128												
42-88-0	Sunnyside Ave												
43-208-1	behind 43-180-0, a 13000 sf parcel on Harriett ave												
43-242-0	adjacent to Middleton prop (Tanglewood Ln, 3.1 acres)												
59-3-0	Appears to be wet												
59-31-0	Appears to be wet												

Improved, Selectmen

LUC	Description	M-B L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
931							
		29-103-0	FIRE STATION HQ & ANNEX	21 -25 CENTER ST	1.98	27,325	\$3,394,500
		29-103-1	TOWN HALL	29 CENTER ST	1.41	15,396	\$3,424,700
		30-16-0	POLICE STATION	45 CENTER ST	1.60	33,016	\$3,562,100
		47-4-0	GRANTOR: GUTIERREZ ARTURO J	42 SO BEDFORD ST	0.59	2,886	\$340,700
		54-3-0	ICE PALACE	36 RAY AVE	3.17	31,063	\$1,923,700

Vacant, Conservation

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
932							
		2-13-0	CONSERVATION	COOK RD	2.33	0	\$65,100
		2-15-0	CONSERVATION	CARTER RD	3.15	0	\$73,300
		5-59-0	CONSERVATION	WHEATLAND ST	3.30	0	\$55,700
		5-60-0	CONSERVATION	WHEATLAND ST	4.90	0	\$80,800
		5-155-0	CONSERVATION	WHEATLAND ST	1.50	0	\$15,000
		9-64-0	CONSERVATION	REAR MILL ST	7.00	0	\$227,400
		9-65-0	CONSERVATION	REAR MILL ST	10.80	0	\$346,500
		9-66-0	CONSERVATION	REAR SAWMILL RD	1.20	0	\$45,500
		12-61-0	CONSERVATION	REAR DAVIDA RD	5.80	0	\$520,800
		13-87-0	CONSERVATION	MILL ST	2.70	0	\$138,400
		13-96-0	CONSERVATION	REAR MILL ST	3.80	0	\$127,000
		13-225-0	CONSERVATION	3 ERIN LN	1.06	0	\$17,700
		13-231-0	CONSERVATION	4 ERIN LN	0.45	0	\$11,600
		18-97-0	CONSERVATION	LOCUST ST	9.80	0	\$315,200
		19-5-0	CONSERVATION	REAR MILL ST	13.00	0	\$249,300
		19-7-0	CONSERVATION	REAR MILL ST	55.70	0	\$1,052,800
		21-235-0	CONSERVATION	BEDFORD ST	15.70	0	\$762,700
		23-106-1	CONSERVATION	GRANT AVE	1.00	0	\$318,800
		24-30-0	CONSERVATION	WINN ST	2.90	0	\$98,800
		24-55-0	CONSERVATION	LOCUST ST	3.22	0	\$108,800
		24-57-0	CONSERVATION	LOCUST ST	4.06	0	\$135,200
		24-85-0	CONSERVATION	LOCUST ST	30.40	0	\$961,200
		24-100-0	CONSERVATION	MAKECHNIE RD	6.30	0	\$205,400
		24-101-0	CONSERVATION	MAKECHNIE RD	0.27	0	\$40,900
		24-106-0	CONSERVATION	HANSEN AVE	0.79	0	\$32,600
		24-107-0	CONSERVATION	HANSEN AVE	0.78	0	\$32,400
		24-108-0	CONSERVATION	HANSEN AVE	0.78	0	\$32,200
		24-109-0	CONSERVATION	HANSEN AVE	0.77	0	\$32,100
		24-110-0	CONSERVATION	HANSEN AVE	0.78	0	\$32,200
		24-111-0	CONSERVATION	HANSEN AVE	0.46	0	\$23,500
		24-119-0	CONSERVATION	LOCUST ST	8.44	0	\$272,500
		25-38-0	CONSERVATION	HANSEN AVE	4.00	0	\$66,600
		25-39-0	CONSERVATION	HANSEN AVE	0.76	0	\$31,800
		25-40-0	CONSERVATION	HANSEN AVE	0.76	0	\$31,600
		25-41-0	CONSERVATION	HANSEN AVE	0.75	0	\$31,500
		25-67-0	CONSERVATION	WAITE AVE	0.35	0	\$10,700
		25-88-1	CONSERVATION	REAR WINTER ST	4.29	0	\$42,900
		25-96-0	CONSERVATION	REAR WINTER ST	1.29	0	\$48,300

25-97-0	CONSERVATION	MILL ST	5.69	0	\$83,100
25-101-0	CONSERVATION	REAR WINTER ST	2.50	0	\$86,200
25-149-0	CONSERVATION	REAR PEACH ORCHARD RD	4.66	0	\$154,000
28-108-0	CONSERVATION	BEDFORD ST	2.90	0	\$98,800
28-109-0	CONSERVATION	ST MARKS RD	0.54	0	\$44,800
28-110-0	CONSERVATION	ST MARKS RD	0.47	0	\$44,100
28-111-0	CONSERVATION	ST MARKS RD	0.61	0	\$45,500
28-112-0	CONSERVATION	ST MARKS RD	0.51	0	\$44,600
29-48-0	CONSERVATION	ST MARKS RD	0.50	0	\$44,400
29-49-0	CONSERVATION	ST MARKS RD	0.49	0	\$44,300
30-63-0	CONSERVATION	LOCUST ST	1.10	0	\$42,300
30-64-0	CONSERVATION	LOCUST ST	1.50	0	\$54,900
31-64-0	CONSERVATION	WALNUT ST	1.40	0	\$51,700
34-3-0	CONSERVATION	REAR FOWLER TER	1.90	0	\$58,400
42-23-0	CONSERVATION	GLEN AVE	0.84	0	\$25,100
42-24-0	CONSERVATION	GLEN AVE	0.32	0	\$21,100
42-94-0	CONSERVATION	GLEN AVE	1.60	0	\$57,800
42-95-0	CONSERVATION	GLEN AVE	0.55	0	\$23,700
42-100-0	CONSERVATION	MOUNTAIN RD	6.41	0	\$665,600
43-228-0	CONSERVATION	STARBRD AVE	0.61	0	\$52,500
48-6-1	CONSERVATION	MOUNTAIN RD	7.60	0	\$785,000
49-84-0	CONSERVATION	MOUNTAIN RD	29.10	0	\$2,935,000
59-22-1	CONSERVATION	MULLER RD	2.20	0	\$237,400
59-23-2	CONSERVATION	MULLER RD	1.10	0	\$226,400

Improved, Education

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
934							
		9-47-0	FOX HILL SCHOOL	252 FOX HILL RD	37.90	65,204	\$10,489,900
		11-205-0	PINE GLEN SCHOOL	4 PINE GLEN WAY	11.80	69,927	\$9,118,700
		29-154-0	MEADOWBROOK SCHOOL	3 MCGINNIS DR	25.20	77,529	\$9,171,400
		29-161-0	TAKING FOR HIGH SCHOOL	MCGINNIS DR	4.76	0	\$208,000
		34-25-0	FRANCIS WYMAN SCHOOL	41 TERRACE HALL AVE	23.86	135,806	\$17,653,300
		35-85-0	BURLINGTON HIGH SCHOOL	123 CAMBRIDGE ST	42.04	347,546	\$63,081,400
		35-138-0	High School Athletic Field	ARLINGTON RD	11.69	1,700	\$3,476,200
		36-49-0	MEMORIAL SCHOOL	119 WINN ST	14.60	38,200	\$5,997,400
		36-50-0	MARSHALL SIMONDS MIDDLE (MSMS)	114 WINN ST	26.00	163,320	\$17,841,300

Vacant, Tax Title/ Treasurer

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
936							
		10-12-0	TAX TITLE 94	LAWN AVE	0.41	0	\$11,300
		43-241-0	TAX TAKING 94	MAGNOLIA AVE	0.29	0	\$39,200

Cemeteries

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
953							
		28-35-0	PINE HAVE CEMETERY & BLDG	84 BEDFORD ST	12.61	6,201	\$2,553,000
		28-67-1	CEMETERY DEPT	BEDFORD ST	0.21	0	\$175,100
		28-68-1	CEMETERY DEPT	BEDFORD ST	0.43	0	\$204,800
		28-71-0	CHESTNUT CEMETERY & MAIN BLDG	52 BEDFORD ST	15.65	1,280	\$2,582,300
		29-145-0	OLE SECOND PARISH BURIAL GRNDS	17 BEDFORD ST	1.10	0	\$229,300

Function Halls, Community Centers, Fraternal Organizations

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
954		30-18-0	HUMAN SERVICES/COA	61 CENTER ST	10.00	32,580	\$4,767,900

Libraries, Museums

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
956		29-143-0	HISTORICAL SOCIETY MUSEUM	13 BEDFORD ST	0.26	2,556	\$538,700
		30-15-0	LIBRARY	22 SEARS ST	1.13	41,244	\$5,994,500

Recreation, Active Use

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
958							
		5-88-0	VETERANS PARK	110 WILMINGTON RD	3.60	0	\$404,600
		13-95-0	CONSERVATION/RECREATION	SAWMILL RD	3.40	0	\$114,500
		13-97-0	CONSERVATION/RECREATION	SAWMILL RD	0.46	0	\$69,700
		16-71-0	REGAN PARK	14 SUMPTER RD	5.40	0	\$981,000
		18-7-0	RAHANIS PARK	70 MILL ST	17.70	200	\$2,203,600
		22-125-0	PATHWOODS TOT LOT PARK	20 PATHWOODSAVE	0.36	0	\$195,100
		23-255-0	SIMONDS PARK	10 BEDFORD ST	20.40	1,922	\$2,784,100
		27-100-0	WILDWOOD SCHOOL	116 BEDFORD ST	12.10	54,305	\$3,301,200
		27-101-0	BEDFORD PARK (WILDWOOD SCHOOL)	114 BEDFORD ST	1.00	0	\$237,400
		32-4-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	0.60	0	\$26,700
		38-1-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	16.31	0	\$519,300
		38-2-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	9.61	0	\$309,200
		38-3-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	1.90	0	\$67,400
		38-4-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	2.33	0	\$80,900
		38-5-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	16.95	0	\$539,400
		38-6-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	16.73	0	\$532,500
		38-7-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	12.83	0	\$410,200
		38-11-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	1.21	0	\$45,800
		38-13-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	2.27	0	\$79,000
		41-128-0	TRW PARK	26 BURLINGTON MALL RD	7.00	0	\$4,372,800
		43-22-0	OVERLOOK PARK	1 OVERLOOK AVE	7.60	17,169	\$3,461,700
		43-216-0	WILDMERE PARK	19 WILDMERE AVE	1.50	0	\$220,200
		44-1-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	13.16	0	\$420,500
		44-2-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	13.86	0	\$442,500
		44-3-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	17.01	0	\$541,300
		44-4-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	5.74	0	\$187,800
		44-5-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	18.86	0	\$599,300
		45-1-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	20.03	0	\$636,000
		51-1-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	1.63	0	\$59,000
		51-2-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	4.22	0	\$140,100
		51-2-A	RECREATION - Land Locked Parcel	REAR ROUTE 3	3.13	0	\$106,000
		51-4-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	66.09	0	\$2,080,400
		51-12-0	RECREATION - Land Locked Parcel	REAR ROUTE 3	0.21	0	\$14,400
		54-12-0	MARVIN PARK	100 SO BEDFORD ST	4.50	0	\$800,900
		54-14-0	ROTARY PARK	110 SO BEDFORD ST	1.70	0	\$398,400

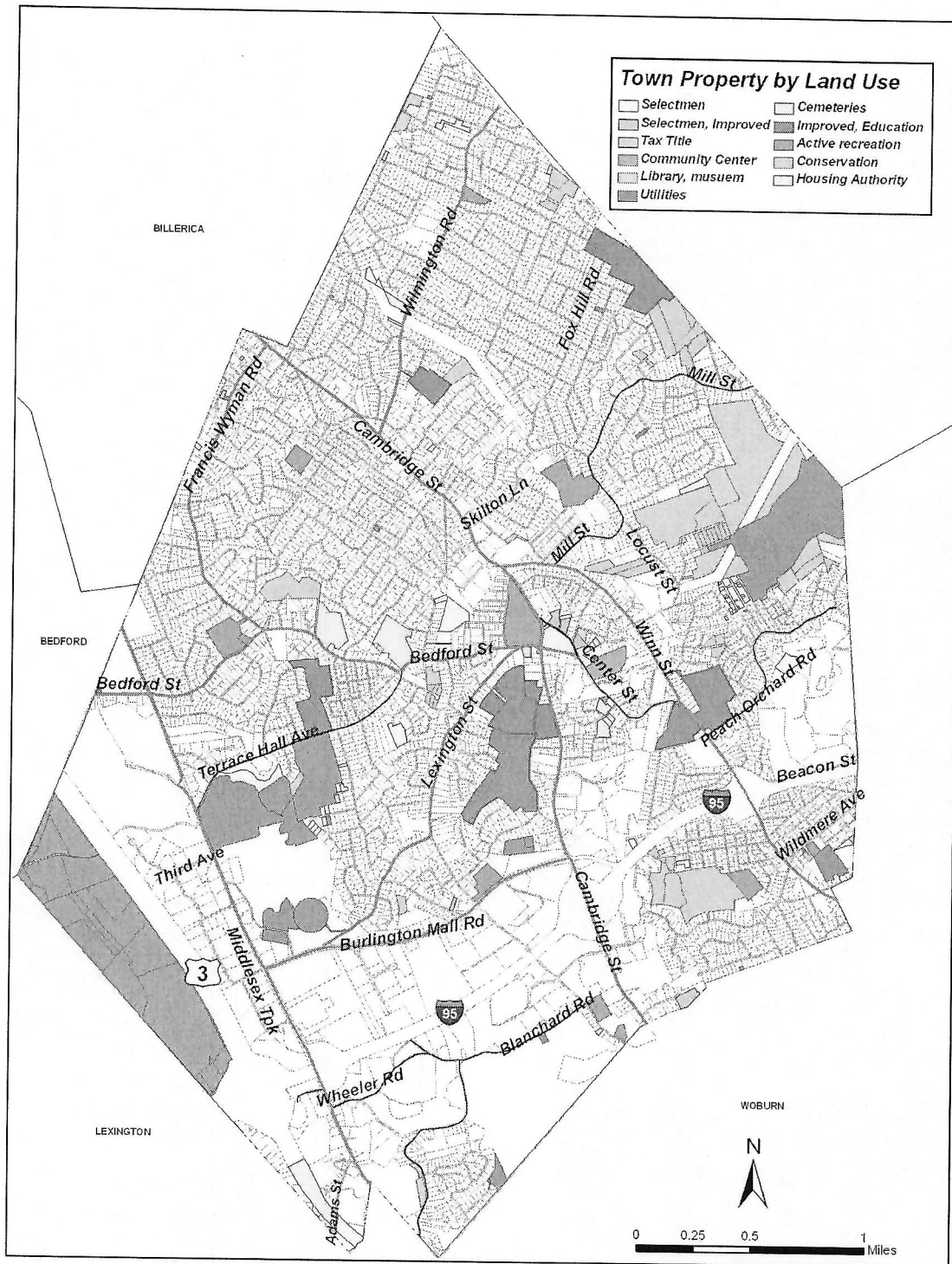
Housing Authority

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
970							
		4-7-0	HOUSING AUTHORITY	35 GEDICK RD	0.46	2,592	\$378,300
		16-200-0	HOUSING AUTHORITY	12 NELSON RD	0.45	2,050	\$337,800
		30-7-0	HOUSING AUTHORITY	14 BIRCHCREST ST	1.80	24,612	\$3,037,500
		36-29-0	HOUSING AUTHORITY	19 BIRCHCREST ST	0.51	0	\$231,100
		36-30-0	HOUSING AUTHORITY	17 BIRCHCREST ST	0.63	0	\$229,500
		36-31-0	HOUSING AUTHORITY	15 BIRCHCREST ST	2.40	66,660	\$5,809,600
		54-15-8	HOUSING AUTHORITY	127 SO BEDFORD ST	0.35	1,272	\$232,700
		59-32-0	HOUSING AUTHORITY	ADAMS ST/LEX	13.28	0	\$339,400

Utility Authority, Electric, Light, Sewer, Water

LUC	Description	M-B_L	Co-Owner	StreetAddress	Land Area	Building Area	Total Value
971							
		9-6-0	PUMPING STATION	61 DONALD RD	0.46	0	\$232,000
		10-6-1	SEWER STATION	26 A FRANCIS WYMAN RD	0.25	0	\$172,600
		13-157-16	SEWER STATION	8 LUCAYA CIR	0.65	0	\$124,900
		19-8-0	MILL POND WATER TREATMNT PLANT	70 WINTER ST	97.90	10,048	\$3,438,100
		30-9-0	WATER/CELL TOWER #3	72 CENTER ST	0.42	1,254	\$381,900
		33-70-1	SEWER STATION	112 TERRACE HALL AVE	12.10	0	\$396,300
		33-71-0	WATER STATION NO 4 & 5 & GWTP	171 MIDDLESEX TPK	44.80	15,403	\$2,833,200
		34-24-0	WATER STATION NO 1	46 TERRACE HALL AVE	36.70	0	\$1,161,000
		40-35-0	SEWER STATION	12 PARTRIDGE LN	0.46	0	\$110,600
		40-171-0	WATER STATION NO 2	46 A TERRACE HALL AVE	13.80	0	\$440,600
		41-129-1	WATER TOWER	BURLINGTON MALL RD	4.31	0	\$160,500
		41-129-2	WATER TOWER #2	69 B CAMBRIDGE ST	1.15	0	\$1,041,100
		43-229-0	WATER STATION NO 8	34 WYMAN ST	9.10	0	\$306,500
		45-31-0	HIGHWAY/MAINT W&S & DOG POUND	1-3 GREAT MEADOW RD	3.50	9,102	\$1,421,600
		45-37-0	WATER & SEWER DEPT	2 GREAT MEADOW RD	9.10	2,342	\$1,543,300
		46-42-0	WATER STATION NO 7	132 LEXINGTON ST	12.10	0	\$943,200
		53-8-0	WATER/CELL TOWER #1	27 BLANCHARD RD	0.69	560	\$1,062,600
		57-31-0	SEWER STATION	134 BELMONT RD	3.88	0	\$76,200

Graphic: Town Owned Properties overlaid on map



Article 97 Land Disposition Form

H4264

Joint Legislative Committee on Municipalities and Regional Government

Representative Paul Donato, House Chairman

State Senator Jamie Eldridge, Senate Chairman

Lands or Easements

Disposition or Change in Use Information Form

Bill number

Legislative Sponsor(s)

Is this a home rule petition?

Brief statement of purpose of the disposition or change in use:

Subject land

Address of Subject Property

Land Owners Name and address

Name and phone number of contact person

If the owner is a municipality, is the land under the control of the Conservation Commission, Parks Commission, or Water Supply Department?

- If yes, which one?
- If yes, please include a copy of the deed if available.
- Was the land acquired utilizing a state grant?

If so, provide details. Use of land now (e.g., wetlands, playground, conservation, watershed, farm, other) Number of total acres in subject parcel

Number of acres affected by the legislation

Proposed use of land if legislation is passed?

Anticipated physical changes in subject land if legislation is passed?

Acquirers name:

Acquirers address:

Acquirers phone number:

Please attach a map of neighborhood, showing subject land and proposed change. If no map is readily available, a Google map with land boundaries drawn free-hand is OK.

Land proposed for mitigation

Address of mitigation land

Name and address of owner of mitigation land

Number of acres in mitigation parcel

Is the mitigation land Article 97 land (yes or no)

Use of mitigation land now (e.g., wetlands, playground, conservation, watershed, farm, other)

Proposed use of land after legislation passes.

Is the proposed mitigation land equal to or greater in value to the subject land for the conservation/park/water supply purpose? Please explain.

If municipal land is going to a non-municipal use, have the two parcels been appraised?

Please attach map of neighborhood, showing subject land. If no map is readily available, a Google map with land boundaries drawn free-hand is OK.

If the parcels are subject to Article 97 provisions, does that preclude the town from creating access by building a limited purpose bridge or tunnel from a location within Burlington to a specific landing point within the parcels?

In my opinion, if the purpose of the bridge or tunnel is strictly to provide access to the parcels without any change in use of the land, the requirements of Article 97 as outlined below would not be triggered. Since providing access to land, even land held for an Article 97 purpose, is a necessary ancillary use of the land, a limited purpose bridge or tunnel that was restricted to providing access for open space and water resource protection purposes would be consistent with the Article 97 uses. If, on the other hand, the construction of the bridge or tunnel was combined with any disposition of an interest in the land or a change in use of the land, then Article 97 would be triggered.

If the parcels are subject to Article 97 provisions, what are the steps that the town must follow in order to use the land for active recreation, assuming the town has direct access to the land?

In order to change the use of the land to active recreation, or to dispose of the land by lease or sale, the following steps would be necessary. First, the custodial board (Board of Selectmen) would have to declare that the land is no longer needed for open space and water resource protection purposes. Second, Town Meeting would have to vote by a two-thirds vote to transfer the land from the Board of Selectmen for open space and water resource protection to the Board of Selectmen or to a different board for active recreation. If the Town wished to dispose of the land by sale or lease, Town Meeting would have to vote by a majority vote to authorize the sale or lease. The two votes may be combined in one warrant article, which would require a two-thirds vote. Third, the General Court, by a two-thirds roll-call vote of both houses, would have to approve of the change in use and/or the disposition. I am attaching for your information a copy of the Article 97 requirements that the General Court has established as a condition of approving an Article 97 release. Fourth, the Department of Environmental Protection ("DEP"), which has oversight of land held for water resource protection purposes and water supply purposes, must approve the change in use (such consent would not be required for using the property for passive recreational purposes).

If the parcels are subject to Article 97 provisions, what steps must the town follow in order to use the land for cemetery?

Because use of the land as a cemetery would be a change in use of land that is protected by Article 97, all of the foregoing four steps outlined above would apply, that is, the custodial board must make a determination that the land is no longer needed for open space and water resource protection; Town Meeting must vote by a 2/3 vote to transfer the land to the Board of Selectmen or another board for cemetery purposes; the state legislature must vote by a two-thirds roll-call vote to authorize the change in use, and DEP must consent to the change in use.

If the parcels are not specifically covered/governed by Article 97 provisions, are there limitations to municipal usage/uses, the current zoning notwithstanding? Specifically, can the town designate and use portions for recreation (active &/or passive), cemeteries, conservation, other town facilities?

Although I have already indicated that Article 97 would be triggered for any change in use or disposition, even if Article 97 did not apply, because the land is held for a specific municipal use (open space and water resource protection), the first two steps identified above; i.e., a vote by the custodial board and a two-thirds vote of town meeting would be required. DEP's consent is not required to permit members of the public to use the land for passive recreational purposes, but such consent would be required if the land were to be used for active recreation or any other purposes.

If the parcels are not specifically covered/governed by Article 97 provisions, can the town create access by building a limited purpose bridge or tunnel from a location within Burlington to any landing point within the parcels, assuming such landing point would not impact wetlands or other protected areas?

My understanding is that a limited purpose bridge or tunnel would have to be constructed within the right-of-way of Route 3, which is a state highway. Accordingly, permission from the Massachusetts Department of Transportation would be required, in addition to any other normal permits that may be required for such a construction project.

If the parcels are not specifically covered/governed by Article 97 provisions, what limitations are there concerning the placing of town facilities for recreation, cemetery, etc.?

Again, even if Article 97 did not apply, a vote of the custodial board, a two-thirds vote of Town Meeting, and DEP's consent would be required for any change in the use of the land (except for recreation).

If the parcels are not specifically covered/governed by Article 97 provisions, what steps must the town follow in order to use the land for municipal purposes such as active recreation, cemetery, other town facilities?

See above.

Assuming the Town gains direct access to the parcels, is there any law or statute that prohibits the Town from erecting a fence on its border to prevent access other than by the municipal bridge or tunnel built for access.

The Town may construct a fence on the border of the property for the purpose of protecting its open space water resources.

There seems to be some confusion about the date on which the right of first refusal option expires. The Certificate of Title is dated June 5, 1990. Is the definitive date 20 years from that date, i.e., June 5, 2010? If not June 5, 2010, what is or was the definitive date?

According to the recorded Option Agreement, the term of the option was twenty years from the date of execution of the Option Agreement. The Option Agreement was executed by the Board of Selectmen on May 14, 1990, and by P.C. Burlington, Inc., on May 18, 1990. Therefore, the option has expired.

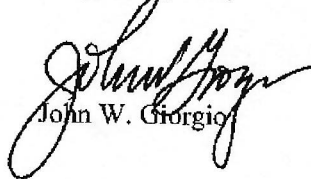
The State exercised a land taking in 1952 that rendered the land inaccessible from within the Town of Burlington and the towns of Lexington and Bedford later made the land inaccessible by taking land in those towns to preventing any future public access to the parcels except by walking across conservation land.

- a. Does the Town of Burlington have recourse?
- b. Can we file suit or otherwise persuade the state and the adjoining towns to compensate us for their takings?

The statute of limitations for challenging an eminent domain taking is three years from the date of the taking. Accordingly, in my opinion, the Town does not have a judicial avenue at this time to challenge any prior takings by the Commonwealth or neighboring Towns. Further, since the takings occurred before the Town of Burlington acquired the property by eminent domain, the Town would not have standing to challenge the takings in question.

Please let me know if you have any further questions.

Very truly yours,



John W. Giorgio

JWG/bp
Enc.
401462/bur1/0001

Properties Reviewed by the Committee

Listed here are properties that the Facilities committee has reviewed over the past year; and are presented here for reference purposes.

Site	Use	Issues
Mary Cummings Park Blanchard Road 148 Acres in Burlington Zoning RO Assessor Maps: 53 , 57 <small>www.burlington.org/engineering/Assessor/Maps/PlotsWithBldgs/map53.pdf www.burlington.org/engineering/Assessor/Maps/PlotsWithBldgs/map57.pdf</small>	Recreation	Legal issues
Northeastern University (Formerly Botanical Research) (12 acres in Burlington)	DPW, BFD, COA	Cost, Site too remote and not central enough for DPW/COA use
Northeastern University Campus 145 S Bedford St Land Area 14.300 acres Zoning RO	DPW, BFD, COA	Cost, Site too remote and not central enough for DPW/COA use
Clark and Reid (Moving Company) 10 Great Meadow Road Land Area 3.400 acres Zoning IG Parcel ID: 39-15-0 Assessor Map: 39 <small>www.burlington.org/engineering/Assessor/Maps/PlotsWithBldgs/map39.pdf</small>	DPW, BFD	Cost, size of site
Radio Building 8 Great Meadow Road building is approximately 90' x 50' Zoning RO Parcel ID 39-13-0 Assessor Map: 39 <small>www.burlington.org/engineering/Assessor/Maps/PlotsWithBldgs/map39.pdf</small>	DPW	Size of parcel is too small, and location is adjacent to
Palomar 82 Cambridge St Land Area 3.500 acres 2 Acres (rear) Zoning IG Parcel ID 41-94-0 Assessor Map: 41 <small>www.burlington.org/engineering/Assessor/Maps/PlotsWithBldgs/map41.pdf</small>	DPW	Cost, Terrain issues

Site	Use	Issues
Adjacent to Palomar Location 80 Cambridge St. Land Area 2.0 acres Zoning IG Parcel ID 41-94-1	DPW	Cost, Terrain issues
Thorstenson Properties Muller Road Parcel ID's: 56-29-0 - Z oning RO, 0.679 acres 57-1-0 - Zoning IG, 0.82 acres 57-2-0 - Zoning IG, 0.496 acres 57-3-0 - Zoning IG, 0.517 acres 57-4-0 - Zoning IG, 0.464 acres 57-5-0 - Zoning IG, 0.478 acres 57-6-0 - Zoning IG, 0.473 acres 57-8-0 - Zoning IG, 2.9 acres 57-9-0 - Zoning IG, 3.1 acres 57-7-0 - Z oning RO, 4.583 acres 57-7-2 Assessor Maps: 56, 57 www.burlington.org/engineering/Assessor/Maps/PlansWithBldgs/comp56.pdf www.burlington.org/engineering/Assessor/Maps/PlansWithBldgs/comp57.pdf	DPW, Cemetary	Cost
TOWN OF BURLINGTON 59-22-1- Z oning RO, 2.199 acres 59-23-2- Z oning RO, 1.099 acres		
Perra Farm Address 82 Lexington Street Land Area 7.099 acres Zoning RO Parcel ID 40-97-0 Assessor Map: 40 www.burlington.org/engineering/Assessor/Maps/PlansWithBldgs/comp40.pdf	DPW, Cemetary	potential noise issues from abutters, site size
Property adjacent to Perra Farm Location 80 A Lexington Street Land Area 1.069 acres Zoning RO Parcel ID 40-98-0	DPW, Cemetary	potential noise issues from abutters, site size
128 Off-ramp & Cambridge St. Owner :Dematteo Management Inc Land Area 10.0 acres Zoning IG Parcel ID 42-1-0 http://www.burlington.org/engineering/Assessor/Maps/PlansWithBldgs/comp42.pdf	DPW	Terrain issues

Site	Use	Issues
128 Off-ramp & Cambridge St. Owner :Dematteo Management Inc Land Area 1.0 acres Parcel ID 42-3-0 Zoning IG	DPW	Terrain issues
Property adjacent to DeMatteo (128 off ramp and Cambridge Street) Land Area 1.1 acres Zoning IG Parcel ID 42-2-0 Owner WANG KANGLIN	DPW	Terrain issues
Grant Avenue Properties Parcel ID: 23-114-0 COMMONWEALTH OF MASS Zoning: CBD, 2.300 acres 23-112-0 25 GRANT AVE BURLWOOD REALTY CORP Zoning: BG, 1.089 acres 17-247-0 26 GRANT AVE BURLWOOD REALTY CORP Zoning: BG, 1.543 acres 23-108-0 30 GRANT AVE CONNORS MICHAEL & NANCY A TRS Zoning: BG, 1.095 acres 23-106-0 36 GRANT AVE BARME WAYNE D JR & DOROTHY M Zoning: BG, 1.033 acres 23-106-1 38 GRANT AVE TOWN OF BURLINGTON Zoning: CBD, 1.0 acres http://www.burlington.org/english/eng/assessor/Maps/PhotoWebPages/map23.pdf	DPW	Cost
Adams Street Properties <u>TOWN OF BURLINGTON</u> Parcel ID's: 56-68-1, 0.039 acres, Zoning: IG 59-3-0, 0.539 acres, Zoning: RO 59-4-0, 0.171 acres, Zoning: RO 59-31-0, 4.550 acres, Zoning: RO 59-32-0, 13.280 acres, Zoning: RO 59-33-0, 0.048 acres, Zoning: RO 59-34-0, 0.016 acres, Zoning: RO	Cemetary DPW COA	No access to site now. Approximately 1/2 of site is wet. Site too remote and not central enough for DPW/COA use

Site	Use	Issues
Electric Supply Center 200 Middlesex Turnpike	BFD Station	Cost, and whether site is large enough
Old Star Market 240 Middlesex Turnpike at Rte. 62	BFD Station	Site located out of allowable/required response zone Terrain
Building 19 Site 154 Cambridge Street	DPW, COA	Cost, Availability, potential noise issues from abutters
Residential Properties Adjacent to Pine Haven Cemetery Various	Cemetery	Cost, Alternative Cemetery plan proposed
Land Locked Parcels adjacent to Route 3 - Zoning IG 38-1-0,38-2-0,38-3-0,38-4-0,38-5-0,38-6-0,38-7-0,38-11-0,38-12-0,38-13-0 44-1-0,44-2-0,44-3-0,44-4-0,44-5-0 45-1-0 51-1-0, 51-2-0, 51-2-A, 51-3-0, 51-4-0, 51-12-0	Cemetery, Recreation	Accessibility Please refer to the Land Locked Parcels section in the report.
Rear Fox Hill Rd 6-2-0 - A land locked parcel behind Michael drive and adjacent to Fox Hill School	Recreation	Cost, determined not necessary with better use of the existing fields at Fox Hill School