



LAND CONSERVATION & STEWARDSHIP

Seeking, protecting, and caring for Massachusetts' most special places

2025 Annual Monitoring Report

237.00--McLean-Open Space

Report Summary

Summary:

Prior to meeting, walked the northern boundary section.

There are two abutting parcels to the CR (Zone 3 and 4) that are undergoing development. See Photopoint "Zone Map". These were the main focus of this Site Visit. Zone 3 development has broken ground. Zone 4 is finalizing the planning stage.

Zone 3 is owned by: Northland Residential Corporation, 80 Beharrell Street, Suite E, Concord, MA 01742

Zone 4 is owned by: McLean Hospital.

Met with Radha, Mark, Carl, and Steve (All Lone Tree Hill Land Management Committee members) at the fill encroachment area. Discussed the removal of fill and boundary monuments that are needed along Zone 4. Steve stated that the Zone 4 project had been approved by the Planning Board with conditions. Steve will provide a timeline of the 3 items that have been agreed to be addressed:

- + Removal of fill material
- + Hardening drainage swale preventing Coal Road erosion
- I reminded Steve that we need to approve a plan prior to drainage swale improvements.
- There were temporary barriers that directed runoff into the swale.
- + Boundary monuments.

After the meeting, Radha, Carl, Mark, and myself walked the CR/Zone 3 boundary where land clearing has started. They are currently blasting to clear bedrock. The security fencing appeared to bulge out a couple feet over the boundary line (based on location of Property Line stakes) between Photopoint 24 and 25. The remainder of the property line looked OK. There were two monuments (iron rods) staked and found at Photopoints 14 and 17.

There were no updates on resolving the Mtn Bike trail features (Ramps, banked corners) at Coal Road created by bikers without permission.

New or unresolved potential Issues: Boundary/Surveying

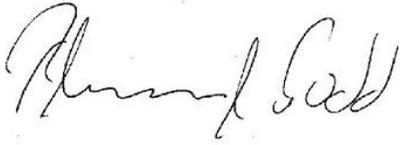
Staff:	Tom Dodd
Visit Date (Time): (Remote Analysis Date if Remote Only)	5/19/2025 (2:00 PM for 2.25 hours)
Methods:	Foot

Property Information

Property Interest (Size):	Conservation Restriction (26.0074 Acres)
Address:	115 Mill Street & 0 Pleasant Street (see Notes on Directions) Belmont, Massachusetts - Middlesex

Landowner/Trust:	McLean Hospital Corporation 115 Mill Street Belmont, MA 02478-9106
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I attest that this report is a fair and accurate representation of the conditions that I observed on the protected property at the time of my visit.



Thomas J Dodd, Conservation Restriction Stewardship & Data Specialist

May 21st, 2025 at 2:39:53 PM GMT-4

user: tdodd@thetrustees.org

The Trustees of Reservations - Conservation Restriction Program
464 Abbott Ave Leominster, MA 01453 www.thetrustees.org/ontheland

Landowner / Representative Correspondence

Contact Information

Who was contacted (or attempts made at contacting)	Steve Kidder, Radha
Contact attempts made by whom?	Tom Dodd
Contact Methods?	Email, Walked part of the recorded track with Landowner/Rep
How significant was the contact?	High

Feedback

Any ownership changes anticipated?	No
Any property changes in the past year?	No
Any property changes anticipated in the coming year?	Yes
...	Zone 4 construction (adjacent to CR) is expected to start this summer.
Any other comments or questions?	Yes
...	Steve will provide timeline on placing the boundary monuments, removal of fill, and drainage swale improvements.

Remote Imagery Analysis

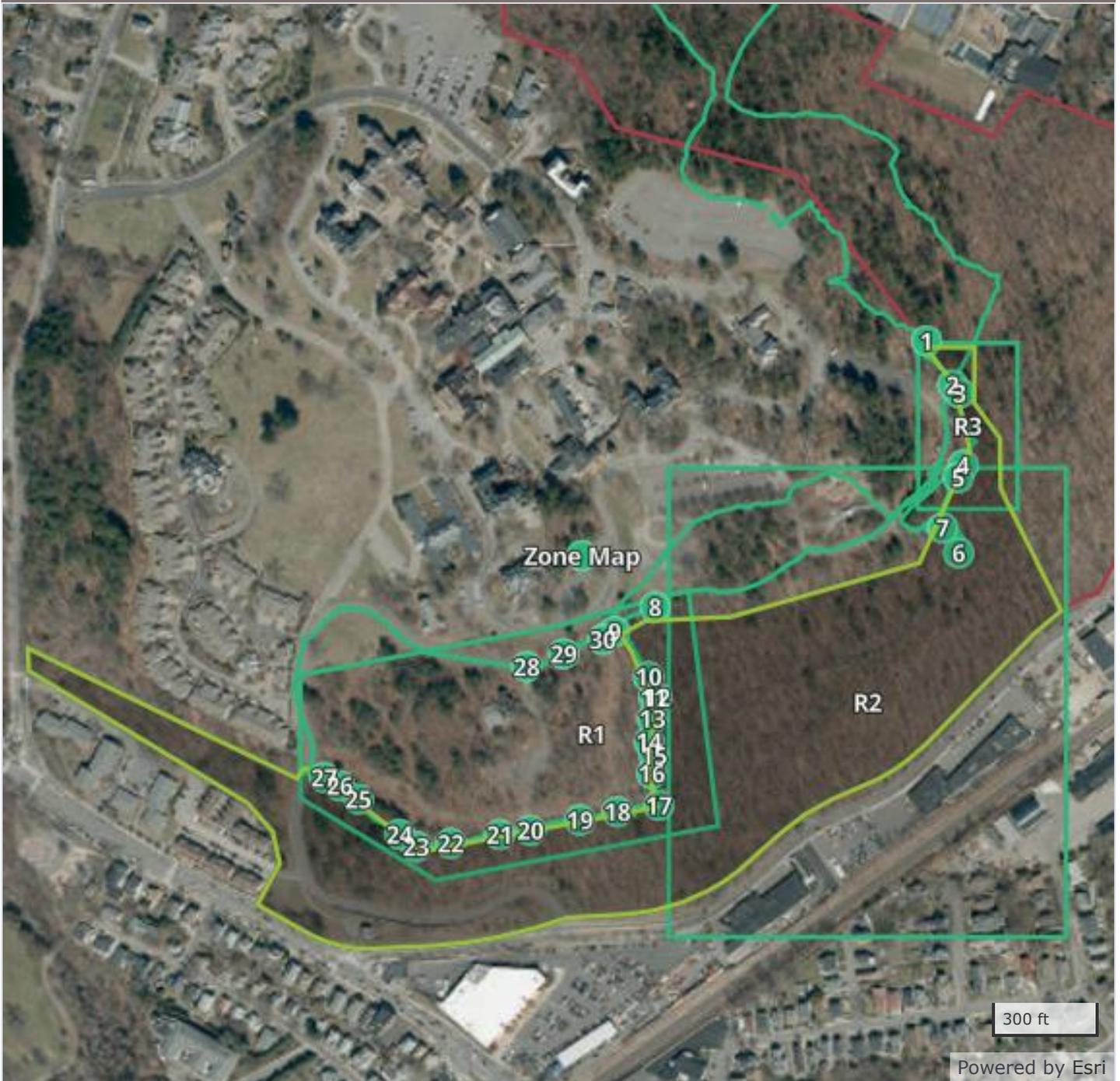
Did you review all of the Site Visits, Reserved Rights, Issues, and Communications for the past 3 years?	Yes
Did you adhere to the Remote Imagery guidelines by selecting imagery from leaf off, current calendar year, and having a resolution of 0.5m or higher?	Yes
Did you create the minimum Remote Imagery Notes based on property size?	Yes
Remote Imagery Analysis Date	5/21/2025
Were there any other changes noted on the entire property?	No

Site Visit

Others Present?	Yes
...	Steve, Radha, Carl, and Mark
Weather conditions at time of visit?	Partly Cloudy
Areas Visited?	Access points, Boundaries - some, Site of past Issue, Abutting potential encroachments
Did you observe any infrastructure changes on the property?	No
What Resource Management activities have occurred since the last review?	Trail Maintenance
Did you observe any natural disturbances on the property?	Yes

...	Japanese Knotweed growing in fill placed on CR.
Did you observe or learn of any boundaries in need of posting or delineation?	Yes
...	Construction fencing is bulging over CR boundary line about 2' between Photopoints 24 and 25 based on Property line stake placement. Internal to the fence is silt fence and wattles, so actual construction may be right up to the line.
Did you observe (or see sign of) any notable flora or fauna?	No

Property Map

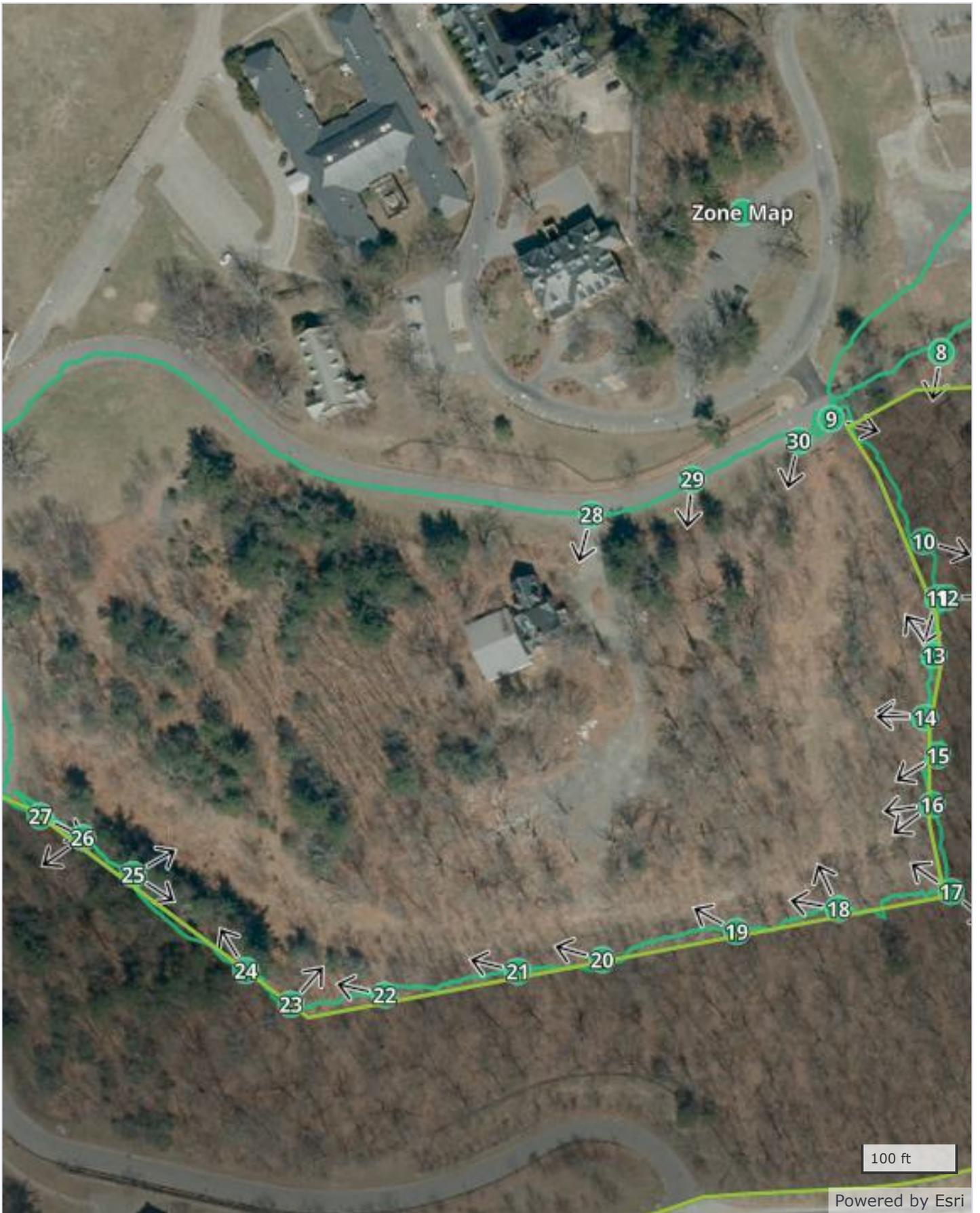


-  CR Boundary
-  Site Visit Areas
-  Site Visit Lines
-  Site Visit Points
-  Sub-Record Boundary



50 ft

Powered by Esri



Remote Imagery

Imagery R1 - Major construction in Zone 3 (north of CR).



R1-1 - (Imagery Date: 4/10/2025) Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2025.



R1-2 - (Imagery Date: 4/10/2024) Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2024.

Imagery R2 - Coal Road - No changes noted.



R2-1 - (Imagery Date: 4/10/2025) Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2025.



R2-2 - (Imagery Date: 4/10/2024) Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2024.

Imagery R3 - Area of previous encroachment (Fill pushed over CR boundary). Appears to show the fill pushed to CR boundary line. On site, it was observed that the fill is over the line.

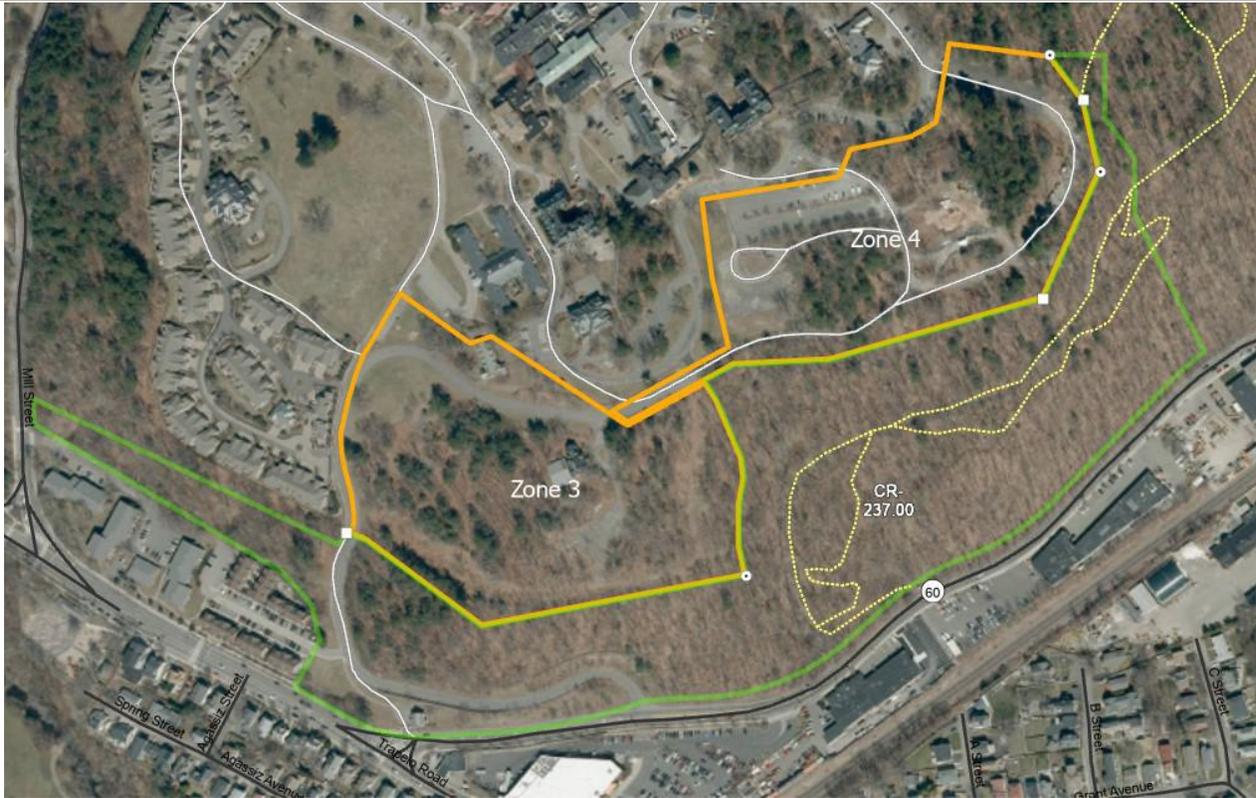


R3-1 - (Imagery Date: 4/10/2025) Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2025.



R3-2 - (Imagery Date: 4/10/2024) Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2024.

Site Visit Photos



Photopoint Zone Map-1 - Zone 3 and 4 locations

(42.39195, -71.19021--Taken by:Tom Dodd, 9/9/2025--Facing:No Direction--File:Screenshot 2025-09-09 085620.jpg.jpg)



Photopoint 1-1 - Iron rod - area context

(42.3936, -71.18662--Taken by:Tom Dodd, 5/19/2025--Facing:SSW--File:McLean-Open Space (#237.00) 2025-5-19 34.jpg)



Photopoint 1-2 - Iron rod at CR corner

(42.3936, -71.18662--Taken by:Tom Dodd, 5/19/2025--Facing:SW--File:McLean-Open Space (#237.00) 2025-5-19 33.jpg)



Photopoint 2-1 - Cement bound along CR line near chained entrance

(42.39327, -71.18635--Taken by:Tom Dodd, 5/19/2025--Facing:NE--File:McLean-Open Space (#237.00) 2025-5-19 35.jpg)



Photopoint 3-1 - Stones appear to be over the CR boundary line

(42.3932, -71.18627--Taken by:Tom Dodd, 5/19/2025--Facing:S--File:McLean-Open Space (#237.00) 2025-5-19 36.jpg)



Photopoint 4-1 - Buried Carsonite post marker

(42.39265, -71.18623--Taken by:Tom Dodd, 5/19/2025--Facing:SSE--File:McLean-Open Space (#237.00) 2025-5-19 37.jpg)



Photopoint 4-2 - Standing on boundary line. Carsonite post in background under angled dead tree. Fill material over CR boundary line.

(42.39265, -71.18623--Taken by:Tom Dodd, 5/19/2025--Facing:NE--File:McLean-Open Space (#237.00) 2025-5-19 38.jpg)



Photopoint 5-1 - Fill pushed over onto CR

(42.39255, -71.18629--Taken by:Tom Dodd, 5/19/2025--Facing:SSW--File:McLean-Open Space (#237.00) 2025-5-19 39.jpg)



Photopoint 6-1 - Old metal tanks - Radha would like to remove if possible

(42.39197, -71.18628--Taken by:Tom Dodd, 5/19/2025--Facing:ESE--File:McLean-Open Space (#237.00) 2025-5-19 40.jpg)



Photopoint 7-1 - Temporary measure to redirect water to swale

(42.39217, -71.18645--Taken by:Tom Dodd, 5/19/2025--Facing:WNW--File:McLean-Open Space (#237.00) 2025-5-19 41.jpg)



Photopoint 8-1 - Junction brook start

(42.39156, -71.18945--Taken by:Tom Dodd, 5/19/2025--Facing:SSW--File:McLean-Open Space (#237.00) 2025-5-19 42.jpg)



Photopoint 9-1 - Property line stake

(42.39137, -71.18987--Taken by:Tom Dodd, 5/19/2025--Facing:ESE--File:McLean-Open Space (#237.00) 2025-5-19 43.jpg)



Photopoint 10-1 - 331 L.O.W stake (Limit of Work??)

(42.39102, -71.18951--Taken by:Tom Dodd, 5/19/2025--Facing:ESE--File:McLean-Open Space (#237.00) 2025-5-19 44.jpg)



Photopoint 11-1 - Property line stake

(42.39086, -71.18946--Taken by:Tom Dodd, 5/19/2025--Facing:SSW--File:McLean-Open Space (#237.00) 2025-5-19 45.jpg)



Photopoint 12-1 - Sewer line cover (at middle persons feet)

(42.39086, -71.18942--Taken by:Tom Dodd, 5/19/2025--Facing:E--File:McLean-Open Space (#237.00) 2025-5-19 46.jpg)



Photopoint 13-1 - Property line stake

(42.3907, -71.18947--Taken by:Tom Dodd, 5/19/2025--Facing:NNW--File:McLean-Open Space (#237.00) 2025-5-19 47.jpg)



Photopoint 14-1 - Property line iron rod

(42.39052, -71.18951--Taken by:Tom Dodd, 5/19/2025--Facing:W--File:McLean-Open Space (#237.00) 2025-5-19 48.jpg)



Photopoint 14-2 - Property line rod context

(42.39052, -71.18951--Taken by:Tom Dodd, 5/19/2025--Facing:W--File:McLean-Open Space (#237.00) 2025-5-19 49.jpg)



Photopoint 15-1 - L.O.W. (Limit of Work?) stake

(42.39042, -71.18946--Taken by:Tom Dodd, 5/19/2025--Facing:WSW--File:McLean-Open Space (#237.00) 2025-5-19 50.jpg)



Photopoint 16-1 - Property line stake

(42.39028, -71.18948--Taken by:Tom Dodd, 5/19/2025--Facing:SW--File:McLean-Open Space (#237.00) 2025-5-19 51.jpg)



Photopoint 16-2 - Property line stake - in context

(42.39028, -71.18948--Taken by:Tom Dodd, 5/19/2025--Facing:W--File:McLean-Open Space (#237.00) 2025-5-19 52.jpg)



Photopoint 17-1 - Property line, iron rod - Construction context

(42.39003, -71.18941--Taken by:Tom Dodd, 5/19/2025--Facing:NW--File:McLean-Open Space (#237.00) 2025-5-19 54.jpg)



Photopoint 17-2 - Property line, iron rod. L.O.W. Stake (Limit of work?) in background

(42.39003, -71.18941--Taken by:Tom Dodd, 5/19/2025--Facing:SE--File:McLean-Open Space (#237.00) 2025-5-19 53.jpg)



Photopoint 18-1 - Looking down property line

(42.38998, -71.18984--Taken by:Tom Dodd, 5/19/2025--Facing:WNW--File:McLean-Open Space (#237.00) 2025-5-19 56.jpg)



Photopoint 18-2 - View from property line stake

(42.38998, -71.18984--Taken by:Tom Dodd, 5/19/2025--Facing:NNW--File:McLean-Open Space (#237.00) 2025-5-19 55.jpg)



Photopoint 19-1 - Broken property line stake

(42.38992, -71.19023--Taken by:Tom Dodd, 5/19/2025--Facing:WNW--File:McLean-Open Space (#237.00) 2025-5-19 57.jpg)



Photopoint 20-1 - Stake just off fence (in background)

(42.38984, -71.19074--Taken by:Tom Dodd, 5/19/2025--Facing:WNW--File:McLean-Open Space (#237.00) 2025-5-19 58.jpg)



Photopoint 21-1 - Property line stake

(42.38981, -71.19107--Taken by:Tom Dodd, 5/19/2025--Facing:WNW--File:McLean-Open Space (#237.00) 2025-5-19 59.jpg)



Photopoint 22-1 - Property line stake

(42.38974, -71.19158--Taken by:Tom Dodd, 5/19/2025--Facing:WNW--File:McLean-Open Space (#237.00) 2025-5-19 60.jpg)



Photopoint 23-1 - Stake out of hole. L.O.W. (Limit of Work?)

(42.38971, -71.19193--Taken by:Tom Dodd, 5/19/2025--Facing:NE--File:McLean-Open Space (#237.00) 2025-5-19 61.jpg)



Photopoint 24-1 - Property line stake

(42.38981, -71.19211--Taken by:Tom Dodd, 5/19/2025--Facing:NNW--File:McLean-Open Space (#237.00) 2025-5-19 62.jpg)



Photopoint 25-1 - Prop line stake at fence here. Other property line stake is at drawn in arrow in background. Security fence might be over line by about 2' in this area.

(42.39008, -71.19254--Taken by:Tom Dodd, 5/19/2025--Facing:SE--File:McLean-Open Space (#237.00) 2025-5-19 63.jpg.jpg)



Photopoint 25-2 - Property line stake at fence

(42.39008, -71.19254--Taken by:Tom Dodd, 5/19/2025--Facing:ENE--File:McLean-Open Space (#237.00) 2025-5-19 64.jpg)



Photopoint 26-1 - Property Line stake

(42.39018, -71.19273--Taken by:Tom Dodd, 5/19/2025--Facing:WSW--File:McLean-Open Space (#237.00) 2025-5-19 65.jpg)



Photopoint 27-1 - Stone bound maybe never installed in 2005?

(42.39025, -71.19289--Taken by:Tom Dodd, 5/19/2025--Facing:ESE--File:McLean-Open Space (#237.00) 2025-5-19 66.jpg)



Photopoint 28-1 - View of development going in next to CR

(42.3911, -71.19078--Taken by:Tom Dodd, 5/19/2025--Facing:SSW--File:McLean-Open Space (#237.00) 2025-5-19 67.jpg)



Photopoint 29-1 - Construction adjacent to CR

(42.3912, -71.1904--Taken by:Tom Dodd, 5/19/2025--Facing:S--File:McLean-Open Space (#237.00) 2025-5-19 68.jpg)



Photopoint 30-1 - Construction adjacent to CR

(42.39131, -71.18999--Taken by:Tom Dodd, 5/19/2025--Facing:SSW--File:McLean-Open Space (#237.00) 2025-5-19 69.jpg)