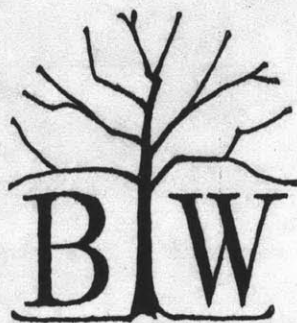




# Meeting



# Notice

GENERAL MEETING

SUNDAY OCTOBER 18, 1959

LOEWENSTEIN'S

8:00 PM

Agenda:

1. Announcements and Reports
2. To see if the Corporation will vote to sell Lot 21 for the purpose of purchasing eight and one half acres more or less of the Browning land, or take any other action relative thereto. (Note: this sale requires the affirmative vote of a majority of the members of the corporation).

# THE CONSENSUS

VOL. XV, No. 1

October 24, 1959

## GENERAL MEETING OF OCTOBER 18

Reported by aeg

Present at the Loewensteins' were Paul and Sophie Loewenstein, Jacques Hill, Morton and Esther Braun, Ranny and Ann Gras, Homer Eckhardt, Nettie Shansky, Lang Wales, Lyman Allen.

Not prepared to Vote: it seemed impossible to vote intelligently on the purchase of the Browning Land without more specific information. It would be better if everyone knew: a) whether we would be permitted to build the pond; b) whether we could afford to build the pond; c) whether we would be allowed to swim in the pond.

The Inherent Value of the Browning Land was clearly a matter of opinion. Some felt the valley land was so much more spacious and of such variegated terrain that even without a pond it would far more desirable than Lot 21. It would certainly be possible to build a pool on it, if it came to that. Many more families could use  $8\frac{1}{2}$  acres than could use Lot 21, so the financial base would be broader.

Others felt the valley was too isolated from BW for small children to use it, and that older children don't use common land, they use town facilities. For adults, Lot 21 offers ease of access and the advantage of being a bit of park within the community itself, something we see every day and thus derive some satisfaction from.

The Resale Value appears greater for Lot 21, since the Browning land would be restricted against further subdivision and would have no frontage. If we have to give up all our assets, Lot 21 would be easier to give up.

Relation to Road Repair: One member not present had already expressed his view that the road should be accepted before we considered any purchases. However, the option on the Browning land requires a decision - in fact, a decision evidenced by cash - on November 18. We can't ask the three subdividers to just hang onto the  $8\frac{1}{2}$  acres until we're rid of the road and ready to think about other things.

As for the road, things are still waiting on the Town, and nothing much can be done this winter. Indications are that repairs to satisfy the Town would cost in the range of \$8 - 11,000. This figure might be firmed up with a little study.

Selling Lot 21, though it is the authorized approach to buying Browning land, would be disadvantageous if done before Spring, and we already have an overflowing bank account. It was decided that the vote should provide for delaying the sale.

Deferring the Vote for two weeks was the final conclusion. Meanwhile, Jacques volunteered to collect samples from up and downstream and have them tested for bacteria count; Mort volunteered to collect authorities from farthest downstream (Cambridge Reservoir) and test their reactions, and Ranny agreed to pursue the answers on the Town plans for the road. When all the facts were in, they would be published, along with the engineering estimates of the pond cost, made some time ago and published, but

Meeting then Adjourned.

. . . . .

Report on Use of Cambridge Water: This information is so noteworthy we are publishing it before the rest of the facts are in.

The Cambridge Water Commissioner told Mort they would be concerned about two things: diminution of water supply, and pollution by algae. The first would be no problem, the second could be handled if it arose. Of course we would also have to satisfy the Department of Public Health.

The head of the Department of Public Health said it was a nice idea, what we wanted to do, and that with modern technology it is possible to use water for multiple purposes (swimming and drinking), but. . . . We should be aware of a General Law (111) of Massachusetts, which is translated into the Rules and Regulations adopted (at the insistence of the DPH) by Cambridge and every other town that has municipal water supplies in the form of reservoirs, from which Rules and Regulations we hereby present the pertinent parts:

"No Person shall Wade or Bathe In . . . any reservoir, lake, pond, stream, ditch, water course, or other open waters, the water of which flows directly or ultimately into (the said reservoir)." No provision whatever is made for allowing exceptions to this rule.

Whither Now? We can now, as always, build a pool on Lot 21. Or we can buy the Browning Land and build a concrete pool there. Or we can buy the Browning land and explore a new possibility.

The New Possibility is not really new, just newly thought of with seriousness. It's basic idea is to let the brook by-pass the pond, perhaps putting water into it at flood time, but never drawing water out of it. A well would replenish the pond from time to time, or constantly, with fresh water. An outlet, to keep the water circulating, might be desirable, in which case the filter system of a regular swimmingpool could be used. (Earth bottom, large aerating surface, and fish, would combine to keep the water purer than in an unfiltered pool), so a filter might be unnecessary.)

Though this sounds prohibitively expensive, it deserves study. The extra cost of diverting the brook might be offset by the savings from having no sluiceway. The cost of the well and filtration system, while additional, would presumably insure a cleaner pond than we have contemplated, and could be used to provide this clean water all summer. A two acre pond (200' x 400') affording ice-skating, boating and fishing, as well as swimming, might still be comparable in cost with a large concrete swimming pool. (The Bedford country club, known as Wedgwood, expects its 45' x 75', completely equipped and fenced pool, to cost \$20,000).

The Next Step: During the next week those interested will collect all the information they can on all these aspects (please let the clerk know if you have anything to add), and will publish a complete report, together with a ballot for voting.

. . . . .

Decision of the Planning Board was very briefly stated in a letter to the three subdividers of the Browning Land. The Board will not allow the road to be built down the Laurel Drive extension easement as proposed. No details, but an expressed willingness to talk the matter over. Maybe the road would be allowed if it were fully surfaced, or if it met grade requirements, or if it were not to be used for access to the pond. So far, it has not been suggested to the Planning Board that pond-users have access from Weston Rd., because the three subdividers have not completely accepted this idea. They may now suggest it. Jean Saunders has been appointed as representative to speak to Mr. Bogner.

Brown's Wood must Grant use of Easement before the three subdividers can use it, anywat. It is still the only way they can have a road that services the house-sites they have chosen. They hope to persuade the Board to accept the road down our easement. But, now that BW has expressed a willingness, in fact a desire, to get to the pond by some other route, the three subdividers see that our granting the right to use our easement is not automatic. They would like an answer on this matter before they pin all their hopes on this plan, and before the Planning Board is persuaded to accept it finally.

. . . . .

Taxes: Ron Steelman has brought to our attention the fact that we must give some thought to Federal tax laws as they may apply to our income from the sale of lots. We have never applied for Federal income tax exemption, though we might be able to get it. It is very hard to decide whether we have made any profit from the sale of Lot 6, and if so, how much. We should file a return within a year from that sale (June), so the question requires some study in the near future.

Please fill out and return to Jacques Hill:



VOTE: To authorize the Executive Committee to buy eight and one half acres more or less of Edgar Browning's land for the fixed price of \$5,500 on November 18 or within six months thereafter, using part of the funds derived from the sale of Lot 6,

and

To instruct the Executive Committee to sell Lot 21 for at least \$5,500 as soon as convenient thereafter, to replenish the funds for road repair.

YES

NO



VOTE: To authorize the Executive Committee to buy eight and one half acres more or less of Edgar Browning's land for the fixed price of \$5,500 on November 18 or within six months thereafter, using part of the funds derived from the sale of Lot 6,

and

To instruct the Executive Committee to sell Lot 21 for at least \$5,500 as soon as convenient thereafter, to replenish the funds for road repair.

YES

NO





Lot 21

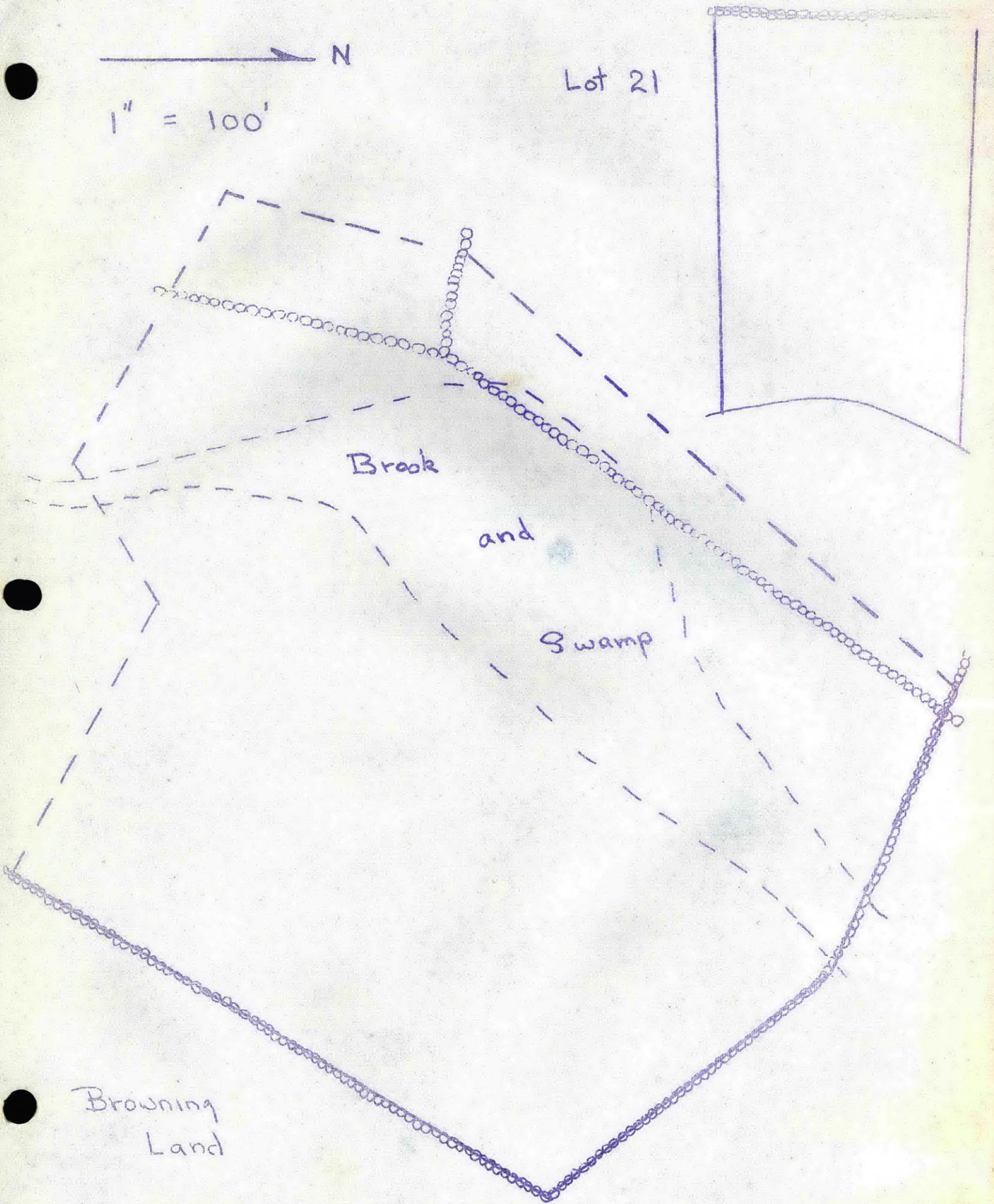
1" = 100'

Brook

and

Swamp

Browning  
Land



To: Members of Brown's Wood, Inc.  
From: Lyman Allen  
November 30, 1959

While browsing through the Top Value stamp catalog a few nights ago as I surveyed the purchasing power of 3 books, I was stopped by an item on page 36: "Complete Mermaid Swimming Pool Kits -- 300 books to 550 books. Concrete pool, various sizes, from 12' x 27' x 3' to 5' deep, to 20' x 40' x 3' to 8' deep." Reckoning that the Allens would not have enough books at our current rate of saving till we were in our hundred and twenties, I was about to consider the Decorative Hitching Post on the next page when the fantastic but practical idea occurred to me:

Thirty families could save books at a fast enough rate to have the largest pool after only one or 2 more pool-less summers, depending on our zeal. There are some ways to save stamps at a faster-than-normal rate:

1) Several times a year the Boston papers publish full-page ads of coupons which bring large bonuses of stamps on staple items: 100 stamps for a bottle of aspirin or roll of aluminum foil, 50 for instant coffee, etc. One newspaper is good for 4/5 of a book. By splurging a quarter and buying five of these papers in that one day, each family could fill 4 books in that day, or over 100 books for all participating families. 5 such ads in a year and we would reach our goal after only one pool-less summer. There are also other stamp bonus occasions, such as the one for the Concord Stop and Shop opening.

2) Persuade your in-laws to save books. Pay them back after we get the pool.

3) Buy gas at Top Value stations. Send clothes to Top Value cleaners. Bury your cranberry dead through Top Value morticians.

The pool would logically be located on the Browning land. This would be the most economical spot for it. The land, with plenty of open sunshine and lots of space, would cost us just \$5,500, as I'm sure we all recall. Then we sell Lot 21 for, say, \$7,500. Net profit over locating pool on Lot 21, \$2,000. We could put what we need of that towards pool construction, and the rest would join our present assets for road repair.

A letter is on its way to the Mermaid people, inquiring for details. I suggest postponing formal discussion of this proposal until we have answers. Meanwhile, some predictable questions and answers:

Q) What about the person who prefers green stamp meat to yellow?

A) We can only ask people to participate as much as they are willing, perhaps buying at least some things at Top Value stores, and taking advantage of the bonus coupon days, and perhaps trading green for yellow stamps with someone.

Q) Suppose when the quota of 550 books is reached, families have made unequal contributions?

A) If 30 families save 550 books, that's an average of 18½ books per family. The families below this average level would keep on saving until they reached that level, donating their books to families who had exceeded their share. A stamp book secretary (I'll volunteer) would maintain books and records. People under quota might even pay off in green stamp books if they wanted to, and if the recipients were willing.

Q) You don't get something for nothing. We aren't saving any money.



- Q. You don't get something for nothing. We aren't saving any money.
- A. Certainly the pool would not be free. We pay for the stamps we save. But it is certainly the most painless and probably the most inexpensive way to get the pool. As for stamps themselves, Consumer Reports said not long ago at the end of a lengthy article on trading stamps, "The answer to the question 'Should I start saving stamps?' is a qualified yes. All other things being equal--convenience of store location, shopping conditions within the store and, most important of all, competitive prices for food, the ~~little~~ stamp saver benefits." Re competitive prices for food, the article had already established by surveys that the markups of stamp outlets to pay for the stamps seldom offset the value of the stamps themselves.
- Q. What about the pool itself? How do we know if it's any good?
- A. We don't, but we will. I am attempting now to determine the cash cost of the pool, as well as to find just how much is included in the stamp purchase price. When these things are known, we can start considering the issue concretely. If the pool is o.k. we can consider the limited choice a blessing as it will narrow the field of debate considerably. If we decided to go ahead, we would certainly ask the Mermaid people for a written commitment that they would deliver the pool decided on for a given number of books, provided that we reached our quota in a specific period of time.

I believe this pool proposal should provide a sound, tangible reason for favoring BW's purchase of Browning land for those who feel that the development possibilities advanced up to now have been much too wishful.

I think one thing that keeps us from agreeing on such proposals is not intramural obstinacy but complacency, and I am perhaps the most recent convert to the school that feels our complacency is unjustified--completely. If the Browning land is not developed by us there is not the slightest doubt in my mind that it will be developed by someone else pretty soon. The Planning Board now proposes a road from Weston Road into the Browning land, the road to go along our borders till it turns to follow the Davis-Browning line. This would give both parcels road frontage and make a development very likely. Davis's land has long been on the market; his land between Conant Rd. and ~~between~~ BW is big enough for 30 house lots which would be served by the Planning Board's road. Perhaps this proposal will die, but if it does, another will take its place in a few months, and some day soon one of them will be adopted--unless we shake our complacency and get there first. (It's interesting to note that there's nothing complacent about the activities of groups closer to civilization, such as Peacock Farms and Six Moon Hill).

GENERAL MEETING

SHANSKYS  
8:00 P M

JANUARY 31 (Sun.)

Agenda:

1. Announcements and Reports
2. Road Repair

To authorize the Executive Committee to sell Lot 21, if necessary, and use the proceeds (in addition to funds already available) for repairing the road for acceptance by the Town - or take any other action relative thereto.

(The above authorization can be given by a majority of the members of the corporation voting affirmatively).

To determine whether extensive road repairs should be undertaken in the event that the Town cannot provide a storm drain on Weston Rd. to serve Moccasin Hill, in which case the Town could not see any way of making Moccasin Hill acceptable.

A few more details are given in the attached Consensus.

3. To authorize the Executive Committee to grant the use of the Laurel Drive Easement in exchange for an option to buy some of the land recently conveyed by Browning.

More details in the Consensus.

# THE CONSENSUS

VOL. XV, No. 2

January 21, 1960

## BROWNING LAND

The Vote (to buy or not to buy), taken last November, appeared at first to give a slight majority favoring the purchase. However, by the time some of the telephone responses got translated into written responses, the result shifted enough to give the edge to the No's, 20 to 18, with one abstention.

Two factors influencing some of the negative votes were 1) the difficulty of keeping the water pure enough, in the proposed pond, pure enough for Cantabridgians to drink, and 2) the evidence that the water, in the existing brook, is not now pure enough to swim in.

A report on more recent investigation of these problems will be given at the January 31 general meeting.

The major argument in favor of buying the Browning land was that, pond or no pond, it has a lot more to offer than Lot 21.

Identity of Voters: In favor: Brauns, Freemans, Grases, Healys, Manny Kramer, Bick Morgan, Polumbaums, Shanskys, Smulowicz, Waleses. Opposed: Allens, Eckhardts, Stuart Grover, Harris, Jacques Hill, Ruth Kramer, Loewensteins, Meyers, Molly Morgan, Novaks, Rawsons, Ritsons.

More Recently, Philip Solomon has acquired title to the entire 20 odd acres, and Dave Shapiro and Jean Saunders are maintaining their respective claims of one third interest. It is not yet clear whether a mutually agreeable subdivision can be worked out.

\* \* \* \* \*

## EXECUTIVE COMMITTEE MEETING, JANUARY 17, 1

Present: Jacques Hill, Manny Kramer, Paul Loewenstein, Ann Gras, Ranny Gras as Road Engineer.

Taxes: Some time before June BW should file a Federal Tax Return. In doing so, we have to make some statement about the \$9,000 received for Lot 6. The Executive Committee feels that this income did not include any profit, since the corporate expenses of the past few years (raised by assessments) and the next few years (repairing the road) certainly total more than \$9,000. However, it may be difficult to present the picture clearly in terms the Federal Government can understand. In that case, the C.I.R. might decide we owed a 25% tax on a good few thousand of the nine.

We are incorporated as a non-profit corporation, meaning we did not organize for the sake of making a profit. We should have applied some time ago for Federal Tax Exemption on this basis. We can still do so, though it may take from now to June to get an answer. (Sometimes 180 corporations dealing in real estate are not given exemption. Ron Steelman thinks the chances of getting it are something over 1 in 3.)

The cost of applying for exemption should not exceed \$100. If successful, it might save us \$1,000 this year, and something later if Lot 21 is sold.

It was decided to start the wheels turning on the application, without waiting for specific consensus authorization by a meeting. If there are any objections please notify the Clerk immediately.

Meanwhile a Tax Return will be prepared, declaring no profit during the year.

Road: Mr. Fitts had talked to Mr. Hunsaker and Mr. Blakely (his downstream neighbor) separately, and found them both seemingly co-operative on the matter of allowing the Town to put a storm drain down Weston Rd. and into their swamp. He wanted this week to get them together for a firmer agreement. If they grant an easement for this purpose, the Town will eventually construct a storm drain, into which we could connect our own storm drain from Moccasin Hill. If they do not, we are right back where we started.

On the other hand, if the Town gets this easement and then BW members don't want to pay for a pipe, etc., down Moccasin Hill, it might be a bit embarrassing. (So far, only the cash in hand can be considered "appropriated", and that might not be enough).

One thing can be done without assistance from the Town, without asking for more money, and perhaps without further authorization: we could fix up Laurel Drive and get it accepted.

It was decided to hold a general meeting as soon as feasible to determine the wishes of the membership.

Meanwhile Ranny promised to formalize the repair plans - on the assumption that the Town will get the easement from Hunsaker - and get as much of a commitment of approval from Snelling and Hilton as he could.

Minor Repairs have been completed on the Smulowicz and Eckhardt lots, at reasonable cost. The Executive Committee has been authorized (VOL. XIV, No. 1, page 5) to pay for these repairs. The exact amounts will be reported at the next meeting.

Use of Laurel Drive Easement is involved in a new subdivision plan contemplated for the Browning land.

This one has the advantage over the previous one in that only one lot is served by the "paper road", while two lots have legal frontage on Weston Rd. Before presenting this plan to the Planning Board, Dave Shapiro would want some assurance from BW that the easement could indeed be used. In exchange for such assurance, BW would receive an option to buy a stipulated amount of the Browning Land at a fixed price, for a period of time, after which we would have the right of first refusal.

This matter will be discussed with more details at the January 31 meeting, with hope of a decisive answer.

PROPOSAL FOR A  
TEN ACRE RECREATIONAL POND  
IN SOUTH LINCOLN

page 1

A year or more ago several private individuals in the Weston and Conant Road area became interested in the idea of a recreational area centred around a man-made pond. The pond could be formed by damming a brook which drains 900 acres and which flows through a pleasant valley between Weston and Conant Roads. A rather cursory investigation over a period of time procured the following data: regarding availability of land:

1) Just over the town line into Weston the contours clearly demark the site where a dam could most feasibly be built. This site is near the Southern edge of a twenty acre tract owned by Edgar Browning of Lincoln. When first contacted, Mr. Browning was offering his land for sale. He personally liked the idea of the pond but was not sure how the eventual purchaser would view it and so hesitated to make any commitments.

2) Upstream from Browning property lies that owned by Louis W. Dean of Weston. The brook here widens into a swamp covering three or four acres. Flooding this swamp would isolate a five acre field to the West, also owned by Mr. Dean. In fact Mr. Dean expects that any developer purchasing his land would fill or drain the swamp to add buildable land and to provide a passable way to this field. Expressing his approval of the pond proposal, he quoted an asking price of \$3,000/acre, and added that he would want to sell in one piece all of his Lincoln land West of Conant Road.

3) The Northern end of the proposed pond, perhaps another two or three acres, would be on land now owned by Prescott Davis of Lincoln. Mr. Davis appeared sympathetic to the general idea of the pond and recognized that it might well increase the value of his remaining property. He had made previous efforts to interest Mr. Browning and Mr. Dean in concerted planning for their combined acreage, without success. He said if Mr. Dean would "go along" with the pond, so would he.

#### Limited Program

The Pond planners turned their attention to the most available land, which fortunately included the dam site. They introduced sympathetic land-seekers to the property and three of these have secured a joint option on the twenty acres of Browning land. Their proposed subdivision reserves nine acres to be purchased by the pond organization, including the dam site, three acres to be flooded, and five high acres on the East side of the brook, in Weston.

The pond organization meanwhile approached Mr. Dean with an offer to trade these five Weston acres for his five acres in Lincoln, West of the brook. This appears to be one of those transactions by which everyone benefits, but it is still pending. If carried through, this trade would have a direct bearing on the ultimate use of Louis Dean's swampland.

#### Full Scale Program:

While the advantages of a larger pond are several and clearly seen, the cost of acquiring the land is beyond the program of the present pond organization, and the organizational effort of gathering a much larger membership is also more than seems justified. Co-operative action with another, separate organization would be the only means to expansion of present plans.

The schedule now hoped for includes beginning construction of a three acre pond in the fall of 1959 and use of the pond in 1960. While more clearing and stripping could be done in successive autumns to enlarge the flooded area, additions to the dam would be expensive. Therefore any would-be sharers in this project should get in on it before dam construction begins.

#### Cost Estimates:

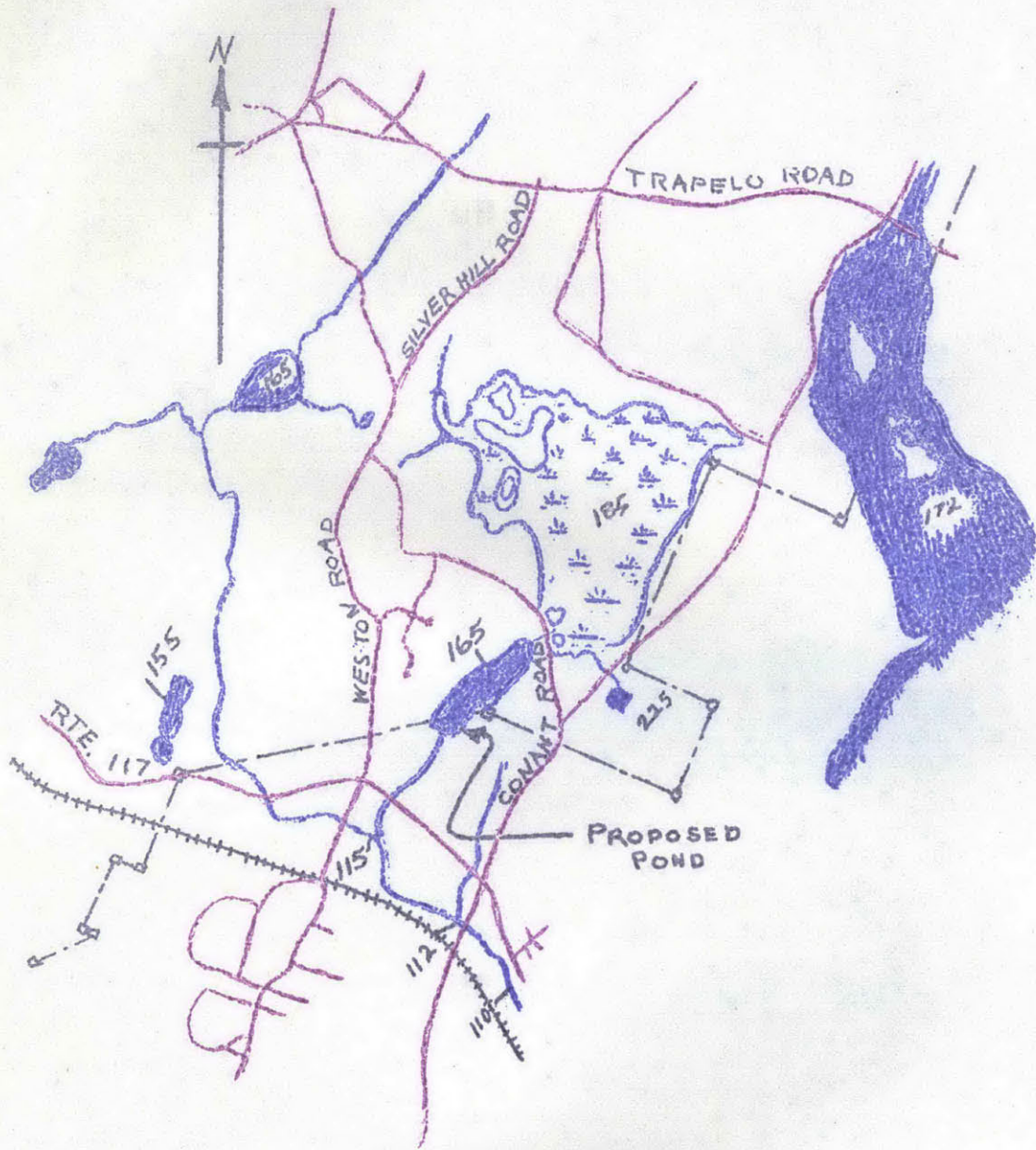
Engineers from the US Soil Conservation Department made a preliminary survey and concluded that a pond could certainly be formed in this area. Though the stream dries up in times of drought (never in 1958), the clay soil prevalent in the locality would hold water while allowing natural percolation to keep it fairly clean all summer. They said an average rule-of-thumb figure for small pond cost is \$2,000 per acre, which would be reduced for larger areas.

A somewhat more detailed study was made by an engineer from Planning and Renewal Associates. Conservative cost estimates for a two and one half acre pond were set at about \$10,000 for a concrete face dam, and \$7,500 for a clay core one. No borings were taken, so it was impossible to estimate closely the amount of loam to be stripped.

The ten acre pond was considered to need a dam only five feet higher than the ten feet already planned, but perhaps twice the volume.

#### Location:

The accompanying maps show the location of the proposed pond and the nature of surrounding terrain.



Scale: 1 Inch = 1/2 Mile

3/14/59



PROPOSED POND

March 14, 1959

500 feet



T H E   C O N S E N S U S

VOL. XV, No. 3

February 3, 1960

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MEETING OF JANUARY 31:

Report by aeg,  
Clerk

The Crowd included Dave and Nettie Shansky, Ruth Wales (the Door Prize), Jacques Hill, Homer Eckhardt, Dick Morgan, Paul Loewenstein, Jim and Carol Meyer, Ted Withey, Manny Kramer, Vera Smulowicz, John Harris, Nell Novak and Ann Gras.

Taxes: An application for Federal Tax Exemption is being prepared. Ron Steelman advises us not to file tax returns while this is pending.

Mr. Fitts is meeting this Sunday (February 7) with Mr. Hunsaker and Mr. Blakeley, to discuss the drainage easement desired by the Town and - more passionately, perhaps - by Brown's Wood.

Assurance of adequate Funds for Road Repairs will make it easier to get the job done in a hurry when and if the Town does get that easement - and installs a pipe. The Vote proposed at this time, if approved, would authorize the Executive Committee to sell Lot 21 if it proves necessary.

The Vote would be only an authorization, not an order to start action. It can be assumed that the Executive Committee would not put the lot on the block if only a thousand dollars or so were needed.

Standing General Road Repair Agreement has already (by consensus) authorized the Executive Committee to borrow money for road repair. Won't that fill the bill?

We can only borrow if we have guarantors; also, it seems now as it did before, that it is pointless to go to the trouble of borrowing when the sale is a certain eventuality. - It's not quite the same as before, because selling Lot 21 now would leave us completely without common land. - It doesn't look as though Lot 21 can ever be developed as common land anyway, and selling it should not reduce our chances of buying other land. - On the other hand, until we have purchased other land, there is always the chance that said other land might be gobbled up by developers and then where would we put our jungle gym? - Well, the Executive Committee certainly isn't going to rush into selling Lot 21, it will only be if absolutely necessary.

How likely is that? There is a very slim chance that we could make both roads acceptable with funds already on hand. But if Messrs. Snelling and Hilton have second thoughts or prices go way up again, more will be needed.

The Vote, of course, which is by majority, has to be a ballot vote. Ballot enclosed herewith, to be filled out by you asap and collected by messenger service before the week-end changes any minds.

Separate Acceptance: If the Town cannot get the easement, or if it is going to be eons before they can get round to using it, we might still consider repairing Laurel Drive and having it accepted. Yes, the Selectmen said they would take it by itself, and yes we have enough money to fix it up (considerably less than needed for Moccasin Hill) and yes, it would save more than half on the subsequent plowing, sanding and patching operations. (Also catch basin cleaning). Moccasin Hill residents aren't keen on this idea, as it would take the pressure off the rest of the group, pressure to maintain and/or repair Moccasin Hill. - But the rest of us all use Moccasin Hill too, we would continue to be concerned. - The present pressure doesn't guarantee the proper maintenance of the roads anyway. (This is a mild paraphrase of otherwise expressed sentiments).

What if No Easement? There has been no serious proposal to let it - Moccasin Hill - disintegrate slowly. The Town, after much study, has seen no economical way for us to render the road acceptable without that easement and pipe. But we would at least want to resurface it and disperse the run-off some way, if for no other reason than to simplify maintenance.

It was clear the question of Moccasin Hill could best be considered in the light of future events.

Use of Laurel Drive Extension Easement: The picture was presented in brief and in adequately. Browning Mr. Solomon has bought the land. Because of initial agreements and subsequent co-operation, Mr. Shapiro and Mrs. Saunders and their counsel consider that Mr. Solomon is holding the land in

trust for the use of the three of them. Mr. Solomon has not yet admitted that he sees it that way, and says that unless the other two can come up with a subdivision plan which meets his rather stringent requirements, the Planning Board's wishes, and their own budgets, he intends to look upon it as a commercial venture.

The use of our easement (between Lot 13 and Lot 14) is part of the most fitting subdivision plan so far. Since in this plan two lots would have full legal frontage on Weston Rd., the Planning Board would only be considering "concessions" for one lot, and it is hoped they would go along with what is known as a "paper road", conforming on a map but not even constructed in fact. For economic reasons, the strictest requirement of the Planning Board that the three parties would be able to carry out on this plan would be a gravel driveway.

The option on the "back land", offered in exchange for this use, would be on terms as reasonable as those already considered, or perhaps identical. Included would be a right of way for footpath access from Laurel Drive to the back land, and a right of way for vehicular access from Weston Rd. to the back land also. BW would not be committed to the purchase.

Discussion: Some expressed reluctance to get involved in other people's arguments, but it was pointed out that this would be an impartial action which would assist a co-operative effort.

Could this complicate the Selectmen's position re accepting our road? Would they say this wasn't the same road they talked about before? We had better check.

Could the users of this driveway, if it is built down from Laurel Drive, help maintain our roads which they would be using too? This seems reasonable, though maybe it isn't worth the trouble. It was accepted a a valuable idea anyway.

How about the abutters to the easement - the Balsers for instance? - They bought the lot with the understanding that a very substantial driveway might be constructed down that easement, with a lot of fill and embankment and with traffic using it to get to the pond. - Still, it seems only fair to hear their feelings before we decide. Though they cannot object, any negative feelings on their part could be translated into formal objections by members.

In the end it was AGREED: TO AUTHORIZE THE EXECUTIVE COMMITTEE TO GRANT THE USE OF THE EASEMENT FROM LAUREL DRIVE IN EXCHANGE FOR AN OPTION TO BUY PART OF THE LAND FORMERLY OF BROWNING, AND ON CONDITION THAT SAID EASEMENT BE USED ONLY FOR A DRIVEWAY SERVING A SINGLE HOUSE LOT, AND PROVIDED THAT THE SELECTMEN DO NOT CONSIDER THIS A HANDICAP TO TOWN ACCEPTANCE OF LAUREL DRIVE AND/OR MOCCASIN HILL, AND PROVIDED THAT IF THE EASEMENT BE ACUTALLY USED FOR A DRIVE\* WAY THE OWNER OF THE HOUSE LOT SO SERVED SHALL PARTICIPATE IN THE MAINTENANCE OF BROWN'S WOOD ROADS ON A PRO RATA BASIS AS LONG AS THE ROADS REMAIN PRIVATE.

The Clerk was also requested to publish a statement from the Balsers, which I haven't received and which is not necessary anyhow now because on Feb. 2 Jim and Carol Meyer registered a delaying objection to the above agreement. They feel the decision should be postponed until we know more about the likelihood of getting our roads accepted, especially since this easement use is not immediately needed.

The Meeting Adjourned Precipitously.

\* \* \* \* \*

The Vote re Sale of Lot 21 for Browning Land involved, how shall we say - a considerable amount of mind-changing before, during and after the voting period, making the task of totalling results extremely difficult. A recount has been requested.

We herewith present once more the count, and request that any member who feels he should be recorded differently please notify the Clerk, shortly.

YES

MORTON BRAUN  
 ESTHER BRAUN  
 DAVE FREEMAN  
 CONNIE FREEMAN  
 RANNY GRAS  
 ANN GRAS  
 ED HEALY  
 HELEN HEALY  
 MANNY KRAMER  
 DICK MORGAN  
 TED POLUMBAUM  
 NYNA POLUMBAUM  
 DAVE SHANSKY  
 NETTIE SHANSKY  
 BOB SMULOWICZ  
 VERA SMULOWICZ  
 LANG WALES  
 RUTH WALES

NO

LYMAN ALLEN  
 NANCY ALLEN  
 HOMER ECKHARDT  
 MARY ECKHARDT  
 STUART GROVER  
 JOHN HARRIS  
 NAOMI HARRIS  
 JACQUES HILL  
 RUTH KRAMER  
 PAUL LOEWENSTEIN  
 JIM MEYER  
 CAROL MEYER  
 MOLLY MORGAN  
 KAL NOVAK  
 NELL NOVAK  
 ED RAWSON  
 NANCY RAWSON  
 DAVE RITSON  
 EDDA RITSON  
 SOPHIE LOEWENSTEIN

\* \* \* \* \*

ABOUT THE POND

Pollution Solution: The result of the purity test, made by Waltham Laboratories on a sample taken by Jacques Hill near the dam site, are as follows:

WATER (that's reassuring, anyway)

Coli-Aerogenes Group

Presumptive test in:

5 - 10 ml. portions ..... 5/5 positive

1 - 1.0 ml. portions ..... 1/1 positive

(continued on next page)

1 - 0.1 ml. portions ..... 1/1 positive  
                   ml.  
 1 - 0.01 portion ..... 1/1 negative

E. coli confirmed in 2- 10 ml. portions

Based on the above examination at the time of sampling, the water examined was found to contain some sewage contamination.

Standard Plate Count (at 37 deg. C) ..... 890 cc.

P.S. by Jacques Hill: "He says it would probably be worse when it hasn't rained for a couple of days. OK for swimming if chlorinated, probably.

The Solution to this problem is simpler than to the other one, for in this case the Board of Health is very much on our side. However, rather than call them in unnecessarily, we have spoken to the upstream dwellers about the matter. Mr. Davis admitted the contamination might come from a septic tank serving one of his rental houses and located between the house and the brook and with a non-perforated pipe leading out toward the brook. He volunteered to see and do whatever is necessary, being of the opinion that substituting perforated pipe headed the other way might be enough, or he might investigate a pump he saw advertised which aerates the contents of a tank or cess-pool. All in all he was most co-operative and remarked in passing - "I hope you all get your pond".

General Law 111, after we discovered it, was noted to have quite a few apparent loopholes, judging by the number of swimming ponds on reservoir watershed streams. Most of these are small and private, but the Town of Weston owns and operates an artificial pond which when built was supposed to rely pretty much on a brook and ground water, and would have if the school construction had not diverted much of this and necessitated the addition of Town water main water. The outlet, however, is still into a brook heading toward the Cambridge Reservoir. This pond, about 100' x 300' has been used by 2,000 persons in one day, and has never been found contaminated, though it is checked every two weeks. There is no filtration system, and I believe no chlorination. The water is aerated at night by being pumped through jets. This provides cooling as well as some purifying.

Morton Braun asked the State Board of Health, how about this, and after they had investigated the history they explained that the water from there gets impounded in a swamp and becomes (technically speaking) "ground water" before reaching the reservoir. Well, could we manufacture a similar situation? Yes, we probably could. The Board would like to check our plans before we start any action, and we would do well to hire an engineer familiar with the Board's standards. As for the Cambridge Water Commission-

ers, they usually are satisfied with the recommendations of the Board of Health.

The next step, if anybody wants to take it, is to contact one of these engineers (Mort Braun has some names) and get an idea of what his ideas would be and how much it would cost to get them in details and how much more it would cost to carry them out.

\* \* \* \* \*

BALLOT Below are two ballots for voting on Lot 21 versus road repair versus the Executive Committee. One ballot for each voter in the family. They will be collected personally, unless you live in Newton.

This vote will be passed if a majority vote YES. That is, a majority of the membership.

MEETING      NOTICE

General Meeting

Loewensteins'

Sunday, March 27

Agenda:

- 1) Election procedure
- 2) Road Repair Program
- 3) Budget

## THE CONSENSUS

VOL. XV, No. 4

March 19, 1960

### Executive Committee Meeting:

The Executive Committee held a meeting on March 18, attended by Jacques Hill, Paul Loewenstein, Manny Kramer, Ann Gras, and Sophie Loewenstein.

It was decided to repeat the election procedure of last year, hopefully with the same committee in charge; if you remember, the system was to elect five persons to the executive committee, by a sort of graded choice ballot, and let the five decide between them who would be what.

The road repair program was discussed at length. Mr. Pitts has been pursuing the drainage easement, but has not achieved complete agreement with Hunsaker and Blakely as yet, or at least nothing has been signed. The plan of the easement has been drawn up, giving consideration to the subdivided but unbuilt-on house lot that exists in that area. No indication is given of how long the Town would take to put in their part of the storm drain after they do get the easement.

Various possibilities for BW action include: minimum maintenance, as in the past; renewal of damaged parts of surface by application of oil and sand (not just patching); resurfacing of entire road system - generally recommended by experts to reduce future deterioration; resurfacing of entire road system plus the few other improvements needed to make Laurel Drive acceptable immediately; also various combinations and permutations of these alternates.

The VOTE to sell Lot 21 if necessary for road repairs was passed by a substantial majority, though not all votes have been received yet. With this assurance that the roads will all be accepted eventually, it should be possible to look at the interim solutions more objectively.

Kal Novak was unable to attend this meeting as he had hoped, so the authorization to draw up the BUDGET was delegated by the Committee as a whole to Kal and Jacques. Presumably a copy can be printed up and sent to each family before the meeting.

The Committee received a letter of resignation from Ranny Gras, "road engineer", who finds the new recreational program will consume all of his free time. The Committee will contact Howard Snelling and Roger Hilton to see if they can work for BW and the Town at the same time, or if they have other suggestions.



200  
 136  
 64

60  
 94.73  
 60.  
 85.  
 299.73

BROWN'S WOOD, INCORPORATED

BUDGET

APRIL 1, 1960 - OCTOBER 1, 1960

Taxes	\$ 165	-
Administrative Expenses	20	20
Insurance	130	130
Sums due by judgment	-----	-----
Legal Services	100	100
Tool Maintenance	25	25
Road Maintenance	150	200
Road Flowing	250	250
Restoration of Contingency Account	500	500
Restoration of Working Capital Fund	150	150

TOTAL  
 ASSETS AVAILABLE

\$1,490  
 1,081  
 309  
 1375  
 661.54  
 33.5  
 774.00  
 136.00  
 21 578.00  
 42  
 158  
 147.50

TO BE RAISED BY ASSESSMENT:

Minimum Assessment, 22 at \$25@ yields \$550.  
 Excess \$241 can be set aside for road repair.

STATEMENT OF ASSETS

MARCH 23, 1960  
 110  
 105  
 \$8,901  
 810  
 8582.81  
 299.73  
 550  
 \$9,611  
 8882.54  
 943  
 8771  
 661.54  
 \$8,530  
 \$1,081

Cash on hand, Harvard Trust Co.	\$8,901	
Assessments receivable	810	
Total Assets	\$9,611	
Reserved for Road Repairs as of October, 1959	\$8,880	
less drainage work for Lots 17 and 19	350	
Current Road Repair Account	\$8,530	
Assets Available	\$1,081	

8530  
 241  
 8771

GENERAL MEETING OF MARCH 27

Present at the Loewensteins' were Paul and Sophie Loewenstein, Jacques Hill, Lyman Allen, Morton and Esther Braun, Homer Eckhardt, Lang and Ruth Wales, Bob Smulowicz, Dave Shansky and Ann Gras.

Elections Committee was found to be still somewhat disorganized. A report will be made at the next general meeting. The Committee will get five members elected to the Executive Committee, which five members will then decide among themselves who shall hold which office. - Kal Novak has announced that he cannot possibly serve on the Executive Committee, having no time for meetings; however he is willing to serve as Assitant Treasurer, and keep the books. This is much appreciated.

Road Repair Progress: No news from Selectmen, they have been busy with Town affairs so it seemed best not to pester them. As we saw at Town Meeting, the Selectmen do their best to work these things out so it doesn't cost the Town anything; this means making the citizens from whom the Town is getting land or easements, satisfied with the whole arrangement. This means negotiating slowly, about on a par with Brown's Wood's speed of action.

Immediate Laurel Drive Acceptance seems the most economical step under the circumstances. Even after the Town gets the easement, if they do, the drain pipe may not be installed for quite a while. We could at least relieve ourselves of the burden of maintaining Laurel Drive. This idea had been discussed with Bob Smulowicz and Dave Shansky, who now expressed their considered views.

Long-run Effect on Moccasin Hill: While Laurel Drive's acceptance at this time might save some money for the whole community, it would probably have an undesirable effect for the residents and users of Moccasin Hill, for the following several reasons:

1) Nobody would feel any more urgency to do anything about MH (except the few residents). The search for a solution might be allowed to drag on for years.

2) Many families, having no interest in BW, would cease to pay assessments. Even if the large reserves now set aside for acceptance repairs were to be made available for maintenance, such as periodic oiling and sanding, these reserves would run out or be depleted to the point where they could not cover the cost of making the road acceptable when the Town was ready to do something.

3) Rather than deplete the reserves, the group might just let the road go, allowing it to deteriorate. Real estate values would be lowered.

4) This winter, even with everyone interested, the roads were poorly maintained and at times impassible. Laurel Drive's

acceptance, by reducing the interest, would only aggravate this problem.

Other Solutions, it seemed, should be pursued or at least considered and discussed with the Selectmen. For instance, dead-ending lower Moccasin Hill, by installing a turn-around at the bend and tearing up, abandoning or keeping private the connecting stretch of road; this could be done now, without any effort by the Town. It would have the beneficial result of keeping unnecessary traffic off of Laurel Drive. It would probably be the cheapest solution. Perhaps there are other ways that have not been considered enough.

Certainty we have that we can get Laurel Drive accepted, with less than half of our assets. If we can agree to do this much as soon as possible, then all our reserves and assessments and energy and attention can thereafter be concentrated on Moccasin Hill.

At present it seems pointless to talk to Selectmen about other solutions than the drain-pipe, since they consider that the ideal, and have already put some effort into it. However, Bob Smulowicz and Dave Shansky could as private individuals go to the Selectmen and satisfy themselves as to the possibilities.

Assuming the drain-pipe is the only solution, and that it will take a long time to get it, how can we assure the residents of Moccasin Hill that their road will be taken care of? They are now using economic pressure to get the corporation to take steps which it cannot take, apparently.

Guarantees: While getting Laurel Drive accepted, we could agree:

- 1) to revise the corporate structure so that decisions could be made freely by a small number of members, acting perhaps as trustees.
- 2) To abolish all other encumbrances such as options and restrictions that have to be pursued at legal expense
- 3) To strengthen the power of the "trustees" to collect assessments.
- 4) To assure that all reserved assets and all income from assessments could only be used for the preservation and ultimate acceptance of Moccasin Hill.

It was suggested that Lang draw up these agreements more formally for presentation at the next general meeting.

New Road Engineers: Ranny Gras has resigned as road engineer, and suggested that BW hire Snelling and Hilton to carry on. They are willing if they can find the time. They certainly seem the ones best able to help us satisfy the Town. It was AGREED: To authorize the Executive Committee to retain the services of Howard Snelling and Roger Hilton for the design and execution of the road acceptance repair program.

It was also decided to invite S. and/or H. to the next meeting.

Budget: AGREED, that the Budget for April 1, 1960 to September 31, 1960, be approved as published.

Meeting adjourned.

MEETING NOTICE

General Meeting  
Wales House

Sunday April 24  
8:00 PM

This is the Annual Meeting adjourned from Saturday, April 9

Reports of Officers, 1959 - 1960

Discussion of Road Acceptance Program

Approval of Election Results

THE CONSENSUS

VOL. XV, No. 7

April 14, 1960

Election Results: The Election Committee, chaired by Ruth Kramer, announces that the following members are willing to serve on the Executive Committee for the next year: Homer Eckhardt, Jacques Hill, Paul Loewenstein, Dave Shansky, Ruth Wales. A survey of the entire membership failed to discover any other eager candidates.

Since the number of these candidates exactly equals the number of officers on the Executive Committee, the Elections Committee considers the formal procedure of an election unnecessary.

Therefore, unless there are objections, the Executive Committee for the year 1960 - 1961 will be

Homer Eckhardt  
Jacques Hill  
Paul Loewenstein  
Dave Shansky  
Ruth Wales

Snelling and Hilton Hired: Howard Snelling and Roger Hilton have agreed to try to solve the engineering problems of Brown's Wood's road acceptance. Your reporter does not yet know whether one of them will be able to attend the April 14 meeting, but if so, it will be announced.

Chat with Fitts: Dave Shansky and Bob Smulowicz, as private citizens, met with Charles Fitts to discuss the Moccasin Hill doldrums. Mr. Fitts assured them that the easement arrangements are nearing completion, and that anyway, a different solution involving the acceptance of a modified Moccasin Hill would require approval of another Town Meeting. In return, Dave and Bob clarified the situation - that BW residents and BW corporation are one and the same, that the road problem is not the result of indifference but of our peculiar corporate form of co-operation (?). All in all the meeting seemed well worth while.

.....

We have Kittens, just what you've been looking for all these years. Long line of good mousers and patient pets. See them at the Grases.

BROWN'S WOOD, INCORPORATED

BUDGET

APRIL 1, 1960 - OCTOBER 1, 1960

Taxes		\$ 165
Administrative Expenses		20
Insurance		130
Sums due by judgment		-----
Legal Services		100
Tool Maintenance		25
Road Maintenance		150
Road Flowing		250
Restoration of Contingency Account		500
Restoration of Working Capital Fund		150
		-----
	TOTAL	\$1,490
	ASSETTS AVAILABLE	<u>1,081</u>
	TO BE RAISED BY ASSESSMENT:	409

Minimum Assessment, 22 at \$25@ yields \$550.  
Excess \$141 can be set aside for road repair.

STATEMENT OF ASSETTS

MARCH 23, 1960

Cash on hand, Harvard Trust Co.		\$8,801
Assessments receivable		810
		-----
Total Assets		\$9,611
Reserved for Road Repairs		
as of October, 1959	\$8,880	
less drainage work for		
Lots 17 and 19	350	
Current Road Repair Account		<u>\$8,530</u>
Assets Available		\$1,081

THE CONSENSUS

VOL. XV, No. 8

April 28, 1960

REPORT OF ANNUAL MEETING, APRIL 24

by aeg, clerk

This meeting was adjourned from Saturday, April 9, the date specified in the By-Laws of the Corporation.

Present at the Wales house were Ruth and Lang Wales, Vera Smulowicz, Sophie Loewenstein, Ruth Kramer, Martin and Arienne Balser, Jacques Hill, Stuart Grover, Dave Shansky and Ann Gras.

Announcement re Picks: Would-be rock-busters are being foiled by the unavailability of Brown's Wood picks. Information leading to the identification of the pick pocketers will be much appreciated, though perhaps not rewarded.

PRESIDENT'S REPORT

(Jacques Hill's cheery message, ad libbed at the meeting, is here presented more formally.)

"During the past year almost nothing was accomplished towards either of the two goals we had set for ourselves eighteen months ago, in the so-called Great Agreement of 1958.

We spent much time in discussion with others and among ourselves about the purchase of eight acres or so of Browning land. In the end we failed to reach an agreement with the other parties involved and a majority of our own members voted against the purchase. This action probably marks the end of the corporation's interest in common-land development.

Negotiations between our road engineer and the Selectmen (represented by Snelling and Hilton) led to no firm agreement on a drainage plan acceptable to the Town. The Selectmen did not obtain the easement from Messrs. Hunsaker and Blakely which they insist is necessary for proper disposal of the water from our roads. At the end of the year. At the end of the year it was decided to put the entire road improvement program in the hands of Snelling and Hilton and to act on the basis of their advice, both in constructing the new drainage system and in maintaining and improving the road surface.

In view of this dismal record, it is not surprising that the interest of the members in the activities of the corporation is at an all time low. It has been very difficult to find five candidates for next year's executive committee. The only job the membership seems to want them to do is to keep the corporation going until the town accepts the roads. Let us hope that they will be successful.

Respectfully submitted,

Jacques Hill"

**TREASURER'S REPORT**

(This report was not presented at the meeting, the Treasurer being absent, but here it is:)

**BROWN'S WOOD, INCORPORATED**

Statement of Income and Expenses  
April 1, 1959 to March 31, 1960

Cash on hand, Harvard Trust Co., April 1, 1958:	\$ 109.58
R'c'd from members, @ assessments:	990.00
R'c'd from sale of lot #6:	8,998.50
<b>Total:</b>	<u>10,098.08</u>
<b>Disbursements:</b>	
Road maintenance (drop inlet cleaning, patching):	232.00
Tool maintenance:	29.72
Snow plowing ('58-'59)	180.00
Legal fees:	213.40
Road development (drainage repairs, Lots 17 & 19):	349.75
Insurance	37.90
Administrative expenses:	5.00
Real Estate taxes	149.40
<b>Total</b>	<u>1,197.17</u>
Balance on hand, Mar. 31, 1960, Harvard Trust Co.:	8,900.91
Cash held in escrow, County Bank and Trust Co.:	1,020.50
Assessments receivable, Mar. 31, 1960:	654.73
Assessments on hand, not deposited:	155.00
<b>Total liquid assets and receivables:</b>	<u>9,710.64</u>

Respectfully submitted,

Kalman Novak, Treas.

Revised Budget: The Budget published for April 1, 1960 to October 1, 1960, should be revised as follows: The Cash on Hand in HTC should \$8,901 (see above), not \$8,801 as published. The Total Assets then become \$9,711, and the Assets available, \$1,181. Thus the amount to be raised by assessment is only \$309 instead of \$409, and an excess of \$241, rather than \$141, will be set aside for road repair. If requested, we will re-publish the entire budget as corrected, but these are the only changes.



**ROAD REPAIR PROGRAM**

Snelling and Hilton, though busy, have agreed to tackle BW's problems, putting one of their assistants in charge. The first step will be to study plans as drawn so far, and give an estimate of the cost of drawing final plans. One thing they do not have time for is supervision of any repair work. Their only suggestion out for this was for us to hire contractors recommended by them, who wouldn't need much supervision.

Easement: Still in the mill. Blakely and Snelling were to meet and discuss details of easement over Blakely's land, but Blakely failed to make it. Another delay.

General Policy: Snelling and Hilton seem best able to fill our needs, since they must approve plans anyway.

The present plan, of the Town getting an easement, and our putting a pipe down Moccasin Hill, seems the best, if not the only solution. - Snelling feels we could not get Laurel Drive accepted by itself, since its drainage requires the pipe down MH. Neither did he cotton to the idea of dead-ending MH with a turn-around in the middle - nor did Fitts either, when it was mentioned by Dave Shansky and Bob Smuowicz in their discussion with him.

**LITTLE LAWSUIT**

Melone, our snow-plower and pavement-breaker of three winters ago, finally took legal action over the discrepancy between the \$160 check sent him in the spring of 1958 and the \$276 bill he had sent us. (The difference, you will recall, was considered barely enough to pay for filling in the holes gouged by Melone's trucks). Anyway, the matter was settled without the assistance of the court for another \$40, or a total of \$200.

**BALSERS JOINING US**

Membership: Upon their application for membership being presented it was AGREED: That Harbin and Arlene Balsler be accepted as members of Brown's Wood, Incorporated.

House Plans: The Balsers' house plans were presented and duly approved.

**EXECUTIVE COMMITTEE**

It was AGREED: That the Executive Committee for the year 1960 to 1961 be as follows: Homer Eckhardt, Jacques Hill, Paul Loewenstein, Dave Shansky, Ruth Wales.

The President then endeavoured to adjourn the meeting, but without success, and a lively discussion followed, on Road Maintenance.

**ROAD MAINTENANCE**

It's been a long time that we've been saying "town acceptance of the roads is just around the corner". Because of this optimism,

which we can now see was unjustified, we many times put off what was clearly called for - oiling the road to preserve what aspects could be preserved. Are we going to continue putting it off? If so, won't this result, as it probably has already, in repairs costing far more in the end? In some areas the road seems to be already losing its crown, which must be difficult to renew. Wouldn't an oiling now pay for itself in preventing further waterlogging and wash-outs and break-up?

Snelling and Hilton advised that since some surface must be torn up in the final drainage repairs, it would be well to wait for those before re-surfacing. - But do Snelling and Hilton think of anything besides town acceptance of the roads? Obviously the town would prefer a brand new surface when they take it over; but what about our problem of interim maintenance?

We always choose between doing "nothing" and doing "everything to get the roads accepted". But if the Town is slow in putting in their pipe, or S and H are slow on plans, or if the total cost exceeds our assets, and we cannot even do "everything" by this winter, must we again do "nothing"?

It was stated that S and H appear to be the best people to advise us, that they will be further urged to consider interim maintenance in terms of long range economy, that they will study the condition of the surface when they come to take level surveys, and that meanwhile, of course, the road will be patched.

A meeting with Snelling and Hilton will be arranged within the next two weeks. Stuart Grover volunteered to join in the discussion.

**OFFICERS**

The meeting did begin to adjourn, aided by a crashing thunderstorm; the new Executive Committee, three of whom were present in person and one by proxy, tried to settle who would do what, but your reporter must admit with all reasonable apologies that she did not find the results clearly defined at all except that Jacques Hill would again be President.

REPORTERS WELCOME TO

Upon their application for membership...

The Bakers' house plans were presented and approved.

**EXECUTIVE COMMITTEE**

It was

The president then endeavored to adjourn the meeting but without success, and a lively discussion followed on road maintenance.

**ROAD MAINTENANCE**

It's been a long time that we've been saying "town acceptance of the roads is just around the corner". Because of this opinion...

M E E T I N G   N O T I C E

GENERAL MEETING  
Gras Home

JULY 14  
8:30 PM

AGENDA

1. LIMITED AGREEMENT, SECOND CONSIDERATION

That Lot 21 be sold to Mr. and Mrs. William Ramsey for \$7,000, provided that, if the Executive Committee decides that a drainage easement on Lot 21 would contribute to the solution of the problem of gaining town acceptance of our roads, such an easement be one of the conditions of the sale. Objectors are Dave and Nettie Shansky and R. Gras.

2. Reconsideration (if in order) of Balsler membership application.
3. Consideration of proposal to re-surface road this fall whether or not drainage improvements have been defined and can be completed at the same time.
4. Consideration of new proposal, submitted as compromise to the Limited Agreement above, approved by objectors to said Limited Agreement:

That Lot 21 be sold to Mr. and Mrs. William Ramsey, for the sum of \$7,000, and subject to any drainage easement considered necessary by the Executive Committee,

when, by authorization of a vote of the majority of the members, the corporation has entered into a contract to purchase another parcel of land of at least equal size, or

when such sale is in order as authorized by vote of the majority of the members in February 1960, "to make road repairs such that both of the Corporation's roads may be accepted by the Town of Lincoln", or when the lot becomes available for any other reason.

THE CONSENSUS

VOL. XV, No. 9

July 4, 1960

REPORT OF GENERAL MEETING,  
June 30, 1960, Polumbaums'

by P. Loewenstein  
Clerk

Present: Ann Gras, Ruth Kramer, Nettie Shansky, Dave Shansky,  
Jacques Hill, Esther Braun, Homer Eckhardt, Kal Novak,  
Paul Loewenstein, Sophie Loewenstein, Ruth Wales, Ed  
Healy, Nina Polumbaum, Ted Polumbaum, Molly Morgan, Stuart Grover.

1) Membership of Balsers: A single objection was registered (in May) to the admission of the Balsers to membership in Brown's Wood. The reasons for the objection were given in a letter to the President. - It was pointed out that refusal of membership automatically cancels any financial obligation toward Brown's Wood. Initiation of Limited Waiver of Consensus was requested. - It was pointed out after the meeting that the Waiver of Consensus procedure has to be started within 30 days after the original objection. This requirement was not met and the Balsers membership would have to be reconsidered from the beginning. Before the next meeting the Balsers will be asked whether they are still interested.

2) Road: The present situation is as follows: Mr. Blakeley has refused permission to dump water on any part of his land. This effectively kills the most likely solution to the road problem. Instead of dumping the water on Mr. Blakeley's land it may be possible to conduct it down Weston Rd. into Weston. An informed estimate of this pipe alone is \$12,000. It may be possible to obtain \$1,000 from Blakeley since this would improve the value of his land. In addition the necessary work on our roads would bring the total to an estimated \$25 - \$30,000. About  $\frac{1}{2}$  of this would be available. It was suggested that this may be the only alternative outside of keeping the road private.

Several other possibilities were mentioned. We are waiting for a decision of the Water Board to know if it may be possible to abandon Lower Moccasin Hill. This raises a number of new problems. The shortened Moccasin Hill will probably not be acceptable by the Town at present. This possibility led to a long and heated discussion about the advisability of getting Laurel Drive accepted without Moccasin Hill, and the possibility of assuring proper maintenance for Moccasin Hill.

A proposal was made to empower the Executive Committee to have both roads resurfaced at present. This was defeated. - Another proposal was made to require a majority instead of consensus to determine the amount of money to be spent on resurfacing. This was also defeated. - It was suggested that the Executive Committee get in contact with Snelling to explore any other possible solutions.

3) Proposed and ~~AGREED~~: That the Executive Committee may spend up to \$250 for immediate patching of the roads. (Only \$150 had been budgeted).

4) Sale of Lot 21 to the Ramsey family: The Ramseys, a Negro family have been on the top of the Brown's Wood waiting list for some time. They would like to buy Lot 21, but will make other plans if Lot 21 does not become available in the near future. A number of statements in favor of selling Lot 21 to a Negro family, and the Ramseys in particular, were made.

An objection was raised and two reasons for this objection were given: a) if Lot 21 is sold it should be sold to the highest bidder on the open market; b) (with more emphasis) Lot 21 represents our last common land and we should hold onto it or some common land and try to revive the Brown's Wood community spirit. - The first point was countered by the fact that no lot in Brown's Wood so far has been sold to the highest bidder. The second point was countered by the almost certainty of the sale of Lot 21 in any event to pay for road repairs, and by the shifting of interest from Brown's Wood activities to the Happy Valley Project.

On the other hand, "road repairs" are so much up in the air that there is no certainty about anything, and the Happy Valley Project is not yet an actuality. The objections were sustained and initiation of Limited Waiver of Consensus was requested.

LIMITED AGREEMENT \* FIRST PUBLICATION

AGREED: That Lot 21 be sold to Mr. and Mrs. William Ramsey for \$7,000. If necessary, this sale is to include an easement making it possible to use part of Lot 21 as a drainage area for Laurel Drive.

This proposal was objected to by Nettie and Dave Shansky at the meeting, and subsequently by Ranny Gras.

Next Meeting July 14, 1960

Letter to the Editor:

I have registered an objection to spending additional money for patching the road because this expenditure is not a part of any agreed upon plan for re-surfacing the road.

A large part of the BW membership recognizes that failure to re-surface the road before next winter will result in the need to rebuild substantial sections of it. This conclusion is supported by many informed individuals who have considered the state of the pavement. Only a few of these have been road contractors with special interests, and even road contractors may be well informed on road maintenance.

If we patch without re-surfacing, we waste both the patching cost and the value of the road bed. If we do re-surface, patching is a first step. It appears to me that if we're not going to protect our investment in the road by re-surfacing it at a cost of 10 - 15% of its value, we might as well save the cost of patching.

But. We may, some day, perhaps, have to lay some pipes in order to complete the drainage improvements that are a pre-requisite to acceptance. Shouldn't we hold off re-surfacing until this is done?

If the drainage improvements can be defined this summer, they can be completed before re-surfacing. Even if they can't, it would cost us less to dig up portions of the new paving next, year, install pipes and then repave those areas, than to have to rebuild any of the road.

I suggest we agree to resurface this fall with or without drainage improvements; and after we agree, patch immediately.

Lang Wales

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REPORT OF JULY 14 MEETING:

Reported by Paul and  
Sophie Loewenstein

General Meeting, Gras house, 8:30 PM

Present: Dave and Nettie Shansky, Lyman Allen, Stuart Grover, Ann and Ranny Gras, Esther Braun, Kal Novak, Mary Eckhardt, Bob Smulowicz, John Harris, Ruth Wales, Sophie Loewenstein, Nina Polumbaum.

Drainage: The Water Board has agreed reluctantly that lower Moccasin Hill could be torn up and made into an easement.

Planning Board and Selectmen do not like to lose lower Moccasin Hill. They are trying to work out another solution. This may consist of catching as much as possible of the water now draining onto lower Moccasin Hill from upper Moccasin Hill and Laurel Drive and to dispose of it elsewhere, probably by dumping it on Lot 21. If they agree on this type of solution it will be mandatory and the only other choice left to BW will be to keep both roads private.

Sale of Lot 21 to Ramseys: It was reported that the Ramseys need an immediate assurance if the lot will become available to them but do not need to start building or buying at once.

It was suggested that the Ramseys be admitted to Brown's Wood membership. This was not followed up because they have not applied for membership.

It was stated that Lot 21 should not be sold unless needed. On the other hand completely resurfacing the road may require more cash than is now on hand.

It may be easier to remain tax-exempt if B.W. holds a piece of common land.

The drainage complication was already taken care of in the proposal to sell Lot 21 as it already was worded. But a decision on this matter of drainage easement was essentially left in the hands of the executive committee and the membership opposed this.

It was proposed and AGREED: That the Ramsey family should have the right of first refusal of Lot 21 for 30 days at fair market price, if and when the lot becomes available for sale.

The earlier Limited Agreement to sell Lot 21 to the Ramseys was defeated by the objections of Ann and Ranny Gras and Dave and Nettie Shansky.

It was proposed, but not agreed, that Lot 21 be sold to the Ramseys now, that the money be used for road repairs as needed and any money left over be irrevocably earmarked for common land or recreational facilities.

Road: It was reported that Warren Flint has expressed the opinion that our road would be badly damaged this winter if it is not resurfaced. Resurfacing now and putting in drainage later will involve extra expense but this will be less than rebuilding the entire road. Some immediate supplementary drainage was considered necessary to protect the new surface.

It was **AGREED:** That we patch and resurface the road as soon as possible this year, with due respect for town recommendations.

It was considered vital, proposed, and

**ALSO AGREED:** To make repairs to existing drainage system essential for protection of new surface. These repairs not to exceed three hundred dollars.

It was proposed but not agreed to spend \$50 for road name signs and for "private road" signs, to reduce traffic on the new surface.

Mary Eckhardt volunteered to make such signs free of charge.

Balsler membership: It was pointed out that the Balsers' membership was refused by one single objection due to neglect on the part of the Executive Committee. It was proposed to try to remedy this situation but no agreement on this was reached because it was felt that this was too late.

The Balsers were contacted and informed that a re-application for membership could be approved even if one family objected. They prefer not to re-apply at this time.

End of Report