



Spring 2021

Friends of Lake Quannapowitt

"Preserving and enhancing the waters of Lake Quannapowitt and its surrounding lands"

Welcome our New President!

We are happy to announce that **Margaret Coppe**, who has been active on our Board of Directors for 15 years, has agreed to serve as FOLQ president. Margaret was a science teacher at Wakefield High School before retiring. For many years, she directed annual lake water testing with high school volunteers. Margaret also brings a wealth of experience with civic and advocacy organizations. We are fortunate to have her take on the leadership role, effective June 1.



Margaret Coppe

While **Bill Conley** is handing over the presidency, he will continue to support FOLQ as a board member. Bill has offered strong and steady leadership during his eight-year tenure. "It has been a pleasure to serve as president of this wonderful and important organization. We are lucky to have Margaret stepping in as the new president. She brings a wealth of experience and skill." FOLQ is deeply grateful for Bill's immense contributions towards the Lake, FOLQ and our community.



Bill Conley

READ ABOUT:

- * Lakeside Development plan
- * Earth Day Lake Clean-up
- * Annual Meeting Presentation May 26
- * Lake Clean-up Activities

200 Quannapowitt Development Plan being heard by Zoning Board of Appeals (ZBA)

Overview of Greenspace - Comparative Views



Present



CC&F plan of 4/28/21

The two graphics above illustrate the relative greenspace component of the current CC&F plan, which is a result of months of discussion and negotiations with FOLQ and others in the community. Note that the amount of greenspace is very similar. And more of the greenspace is controlled by the town for future protection. The setback at the center of the buildings is approximately same at the center —(where the current building is the highest). The main loss is air space above some of the parking lots, which will hold buildings in the future.

A LETTER FROM OUR PRESIDENT ABOUT THE DEVELOPMENT PLAN

Wakefield's Zoning Board of Appeals has begun to hear the application of Cabot, Cabot and Forbes for a multi-use residential development at 200 Quannapowitt Parkway (Old American Mutual Building). The plan under consideration details a rental development of three-story and four-story buildings. The plan incorporates important elements for lake protection and improvements being negotiated by CC&F and the FOLQ Board of Directors.

I think it is important to explain our history of involvement with this development; why we initially opposed the plan with petitions, lawn signs and proposed zoning revisions and why we now support the plan and the negotiated protections it contains for the Lake.

As you know, our organization has been engaged in discussion for over two years with developers regarding possible commercial and residential uses of the property. The Board of Directors have been listening, proposing zoning changes, and incorporating the ideas and concerns of many community members into those discussions. During that time, we mainly stood opposed and challenged the original proposed size and expected negative impacts on the lake area. However, after many hours of difficult discussion and legal consultation, we became convinced that private property rights embedded in current zoning laws would overcome our opposition. A new zoning article proposal would not have applied to the current or future developer or owner. Viable alternates to commercial development needed to be initiated years ago with serious lake protection discussions, zoning changes and a plan for significant capital investment supported by Wakefield town officials and citizens.

As this reality became clear, the FOLQ board directed its attention toward serious negotiations to minimize the impact on the lake environment and offer some new protections. As we bargained, our focus was on key values of our organizational mission,

(continued on page 2)

Annual Meeting via ZOOM MAY 26 AT 7p.m.

The Annual Business Meeting for the Friends of Lake Quannapowitt will be held on line via ZOOM this year on Wednesday, May 26 at 7pm. The meeting will consist of two parts; a business portion satisfying by-law requirements followed by a presentation by William Renault, Wakefield's Town Engineer, who will present plans as part of the Town's Stormwater Management Program, focused for eliminating pollution from storm water runoff from directly entering the lake.

Join the meeting at this link: <https://us02web.zoom.us/j/88530058163?pwd=M0VzZ1V0aXlGVGJlMmpvOXVpb2J4>

Boat Rental Contract Possibilities



For the past 12 years, the Town has allowed a large boat rental vendor to use space on our Common. While many people feel it has added a positive option for lake activities for the public, concern arose over time about some unclear operation guidelines within a zero dollar lease. So the Town Council has solicited proposals for such boat rental services in the future.

One proposal submitted is from the Boys and Girls Club of Wakefield and Stoneham. FOLQ, as well as several other community groups is excited about bringing control of this service back to Wakefield. The Boys and Girls Club hope to use this connection not only to serve Lake users, but also to involve their kids more directly in activities to enjoy the lake and as well as to contribute to it. FOLQ is working collaterally to develop service ideas that help children feel an investment in a treasured environment.

FOLQ Board Welcomes New Members

The FOLQ Board has recently brought into its ranks two new members:

Carol Dennison and Rob Wettach.

Elements in the FOLQ Agreement with Cabot, Cabot, Forbes

(continued from page 1)

trying to focus on the most important elements. We determined we could not use these negotiations to speak to many of the larger issues raised by this development such as traffic, school enrollment, number of units and tax revenue. These elements are not addressed in the CC&F /FOLQ agreement. They will be a focus of a town-wide discussion during the permit process at the Zoning Board of Appeals. We encourage all citizens to be actively involved in these important discussions. To participate in these meetings, use this link: <https://www.wakefield.ma.us/zoning-board-of-appeals>, for the date and time.

The agreement in negotiation between FOLQ and CC&F sets up requirements that are legally binding and lock in protections for the lake. Below is a list of key elements.

- * **Limiting the height of all lakeside buildings to 3 stories and limiting a rear building and garage to 4 stories.**
- * **A 1.3 million contribution to the Town Engineering Department planned efforts in improving lake water quality.**
- * **The conveyance to the Town of Wakefield of wetland and parkland areas providing permanent protection and preservation.**
- * **Setback that limits lakeshore encroachment and adds publicly-controlled greenspace.**
- * **A clear boundary between town and private property created on newly acquired town land with a new additional landscaped path maintained by property owners in perpetuity.**
- * **Providing lake users near-by parking to access the lakeside park area.**

The FOLQ Board of Directors view this agreement as precedent-setting between a developer and concerned citizens within our town and hope to see it carried forward as an example for possible future lakeside development. We believe it is critical that any development close to the lake be thoughtfully and carefully integrated into the lake environment and achieve protections and improvements for the area.

Sincerely, Bill Conley, President, Friends of Lake Quannapowitt

EARTH DAY 2021 Corporate Volunteers Show their Muscle

On April 22, Inspired by "Earth Day", volunteers from two local companies offered their energy and determination to clean areas of the lakeshore. FOLQ sends out a hearty THANK YOU to SERVPRO and WESTON & SAMPSON! They filled countless bags with trash that does not belong on our lake. Due to the pandemic lake trash has become more problematic in the last year without the organized clean-up with Galvin School students. We miss you Galvin! FOLQ has also been meeting with other community groups to explore ongoing clean-up efforts beyond our traditional Fall and Spring clean-up events. If you are interested in joining us or learning more, please contact Tim Green by email (timgreen55@gmail.com) or by phone at (617) 750-1041.



SERVPRO Volunteers



Weston & Sampson Volunteers