



Pawtucket Farm Field Trip & Advisory Council Meeting
June 5, 2026, Lowell



MASSACHUSETTS
LAND TRUST
COALITION

Conservation Partners Meeting

June 12, 2026 SVT Barn and via Zoom

Welcome Katy Coburn!



Executive Director, MLTC

katy@massland.org

Board of Trustees Elections



- Per MLTC bylaws, only **current land trust members** can vote
- If others from your org. are present, decide which of you will vote
- Folks on Zoom will use a Poll to vote on proposed slate:
“In favor” “Opposed” or “Abstain”
- If not voting, ignore poll
- Show of hands for those in person

Thank you Buzz Constable!



MLTC Trustee 2017 - 2026
Board President 2018 - 2022

Candidates for Re-Election

for a one-year term beginning July 1, 2026

Janet Milkman
Barnstable Land Trust



for three-year terms beginning July 1, 2026



Mary Griffin
Orleans Conservation Trust



Jenny Hansell
BNRC



Diana Ruiz
Native Land Conservancy

Candidate for a new Three-Year Term



Max Feldman is the Deputy Director of Mount Grace Land Trust, where he focuses on operations, finance, and strategic planning. He works closely with leadership and the board to strengthen systems and support the long-term sustainability of land conservation efforts.

Max has a long history with Mount Grace, having served on its Board of Directors for nine years, including three as president. He brings a strong interest in organizational effectiveness and the role of sound financial and operational practices in advancing conservation work.

Earlier in his career, Max worked in the entertainment industry before transitioning into nonprofit leadership. He holds a master's degree in Business Analytics and lives in Petersham with his wife and two children.

Conservation Advisory Council



Huge thanks to outgoing members:

Ed Becker
Julie Brandlen
Jack Clarke
Bernie McHugh
Wes Ward

And a warm welcome to new members:

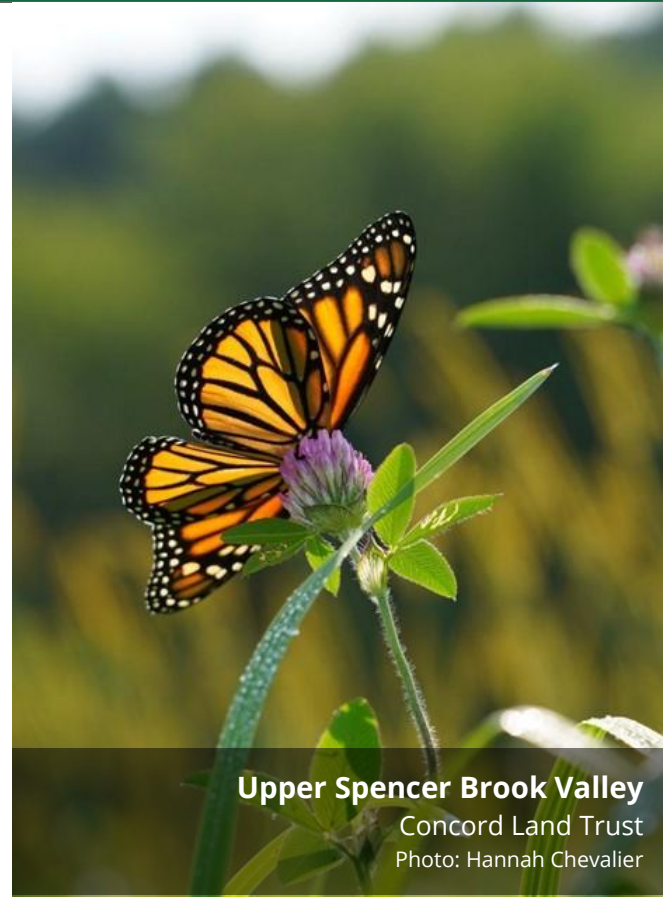
Laura Johnson, Co-chair
Julia Blatt
Robb Johnson
Jim Levitt

Next Meeting

Friday, September 25 • 10 am – noon

Blackstone Heritage Corridor Visitor Center
and via Zoom

massland.org/events for Zoom registration



Upper Spencer Brook Valley

Concord Land Trust

Photo: Hannah Chevalier

Massachusetts State Dinner at Rally

- Friday, September 18 • 7 - 9 pm
- Denver – location TBA
- Thanks to the Alliance, dinner will be largely underwritten!



Portland, 2023

Providence, 2024

New Orleans, 2022

Land Trust / State Agency Retreat

Wednesday October 7 • **full day**

Location and agenda coming soon!



Thanks to our Planning Committee!

Lisa Primiano • Katy Coburn
Felicia Bakaj • Melissa Cryan
Mariah Fogg • John Gioia
David McGowan • Colin Novick
Stephen O'Grady • Katharine Otto
Johnny Robinson • Tyson Neukirch
Barbara Chrenko

Other Upcoming Events

massland.org/events

JUN
24

Wed, Jun 24 2026, 9am - 3:30pm

Land Trust Leadership: Practical Strategies

Wildlands Trust Stewardship Training Center Plymouth MA

AUG
1

Sat, Aug 1 2026, 11am - 12:30pm

Field Trip: Cooper Hill: Landscape-scale Conservation via Alliance Building

in-person, Sheffield MA (optional 12:30-2:00 pm guided walk through scenic backfields)

SEP
4

Fri, Sep 4 2026, 9am - 12pm

Mindful Birding in the Berkshires with ECCN

Thomas & Palmer Brook Reserve, Great Barrington MA.

Join the Early Conservation Career Network for a mindful birding walk at Thomas & Palmer Brook

OCT
15

Thu, Oct 15 2026, 4 - 5:30pm

Strategic Planning for Small Organizations Short Course

Three consecutive Tuesdays October 15, 22 and 29 via Zoom

Massachusetts Land Conservation Conference



Friday • **March 19th** • **2027**
UMass Amherst

Call for proposals coming in August

Thanks to our Planning Committee!

Rachel Bruce • Tessa Dowling • Vanessa Farny •
Abby Hardy-Moss • Amy Henderson •
Cynthia Henshaw • Vanessa Johnson-Hall •
Nick Rossi • David Santomenna • Vidya Tikku •
Barbara Chrenko • Katy Coburn • Lauren Berk

Filling Gaps in State's Open Space Datalayer

The screenshot displays the MLTC Parcel Reviewer web application. The interface includes a top navigation bar with 'Review Parcels' and 'Submit New Parcels' buttons, and a 'Map' button. On the left, there is a sidebar with sections for 'Filter', 'Legend', 'Map Layers', 'Basemap Gallery', and 'Selected Feature Information'. The 'Map Layers' section lists 'EEA Protected and Recreational Open Space', 'CGS Identified Land Trust Parcels - Survey Open', and 'CGS Identified Land Trust Parcels - Survey Complete'. The main area is a map of Berkshire County, Massachusetts, showing various parcels. A search bar at the top right of the map area contains the text 'Find address or place'. On the right side, there is a panel for organization selection, currently showing 'BERKSHIRE NATURAL RESOURCES COUNCIL INC'. Below this, it states 'Parcels remaining in greatest need of review' with a count of '13'. A message indicates that editing is not possible due to a missing globalid parameter. A red box highlights a parcel on the map, and a 'Submit' button is visible at the bottom right of the interface.

MLTC Parcel Reviewer

Filter
Legend
Map Layers
Basemap Gallery
Selected Feature Information

EEA Protected and Recreational Open Space
CGS Identified Land Trust Parcels - Survey Open
CGS Identified Land Trust Parcels - Survey Complete

Select a parcel on the map to view more information.

Find address or place

Select your organization name to view associated parcels
BERKSHIRE NATURAL RESOURCES COUNCIL INC

Parcels remaining in greatest need of review
13

Editing is not possible because the globalid parameter was not provided.

Select a parcel on the map to activate the survey
For each parcel, you must fill out the survey and click submit in a single session. If you do not click submit at the end of the survey, your answers will not be saved.

For questions or concerns contact admin@massland.org

Submit

Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS | MassGIS, Executive Office of Energy and Environmental Affairs
Powered by Esri

[Review Parcels](#)[Submit New Parcels](#)

Selected Feature Information

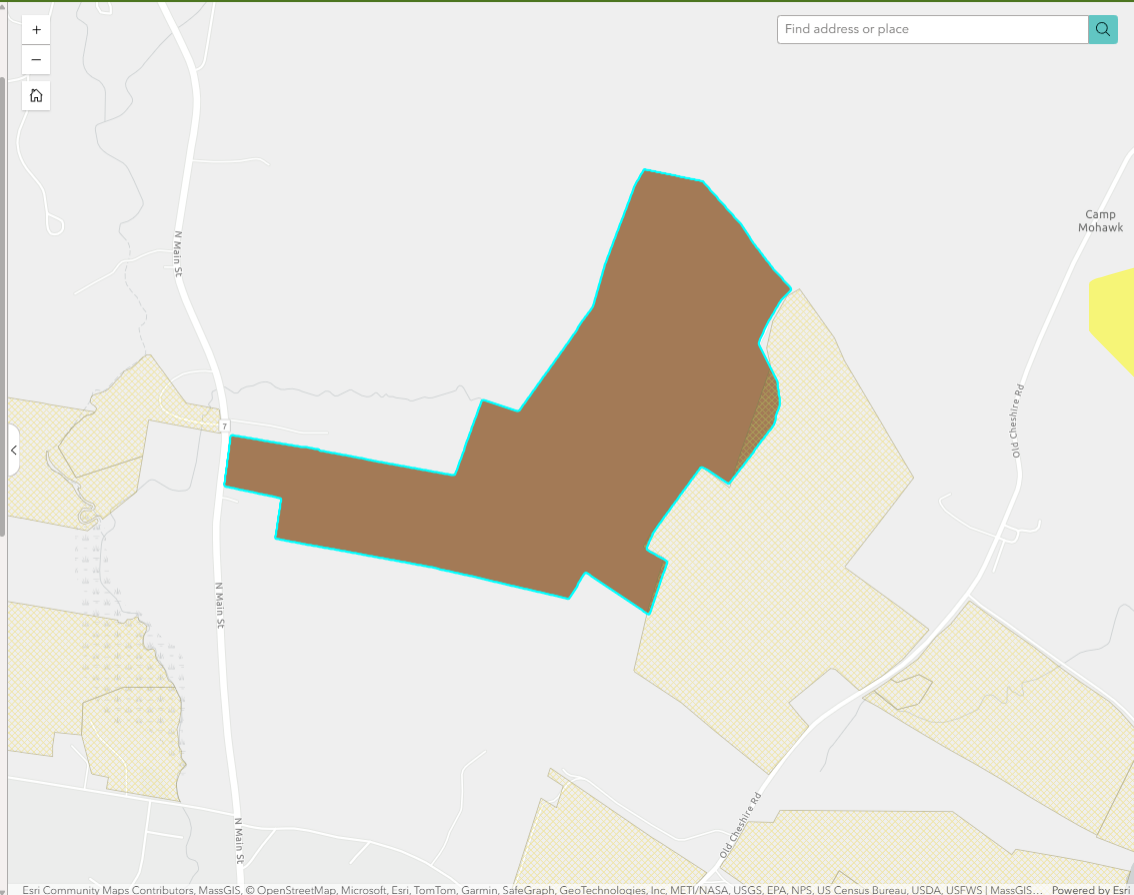
Associated Land Trust:
BERKSHIRE NATURAL RESOURCES COUNCIL INC



This parcel has been flagged as needing review. Please complete the accompanying survey form for this parcel.

Key Information

Listed Owner	BERKSHIRE NATURAL RESOURCES COMPANY
Site Address	310 NORTH MAIN LANESBOROU GH, MA 01237
Mailing Address	309 PITTSFIELD RD LANESBOROU GH, MA 01237
Parcel ID	103 19
Municipality	LANESBOROU GH
County	BERKSHIRE
Percent Overlap with Protected Areas in Perpetuity	1.98%
MassGIS Protected Site Name	Fletcher Farm Conservation Area
MassGIS Listed Fee Owner	Berkshire Natural Resources Council



Select your organization name to view associated parcels

BERKSHIRE NATURAL RESOURCES COUNCIL INC

Parcels remaining in greatest need of review

13

This parcel is of high priority for review.

Select Organization Name*

BERKSHIRE NATURAL RESOURCES COUNCIL INC

Enter Access Code*

Enter the access code provided to you by MTLC to verify eligibility to edit this parcel's information



Begin Survey

Submitter Contact Information

Please provide your name and email address in case any follow up questions arise from this form

Name*

Email*

Should this parcel be amended in the [EEA Protected and Recreational Open Space layer](#)?



Review Parcels

Submit New Parcels



Filter

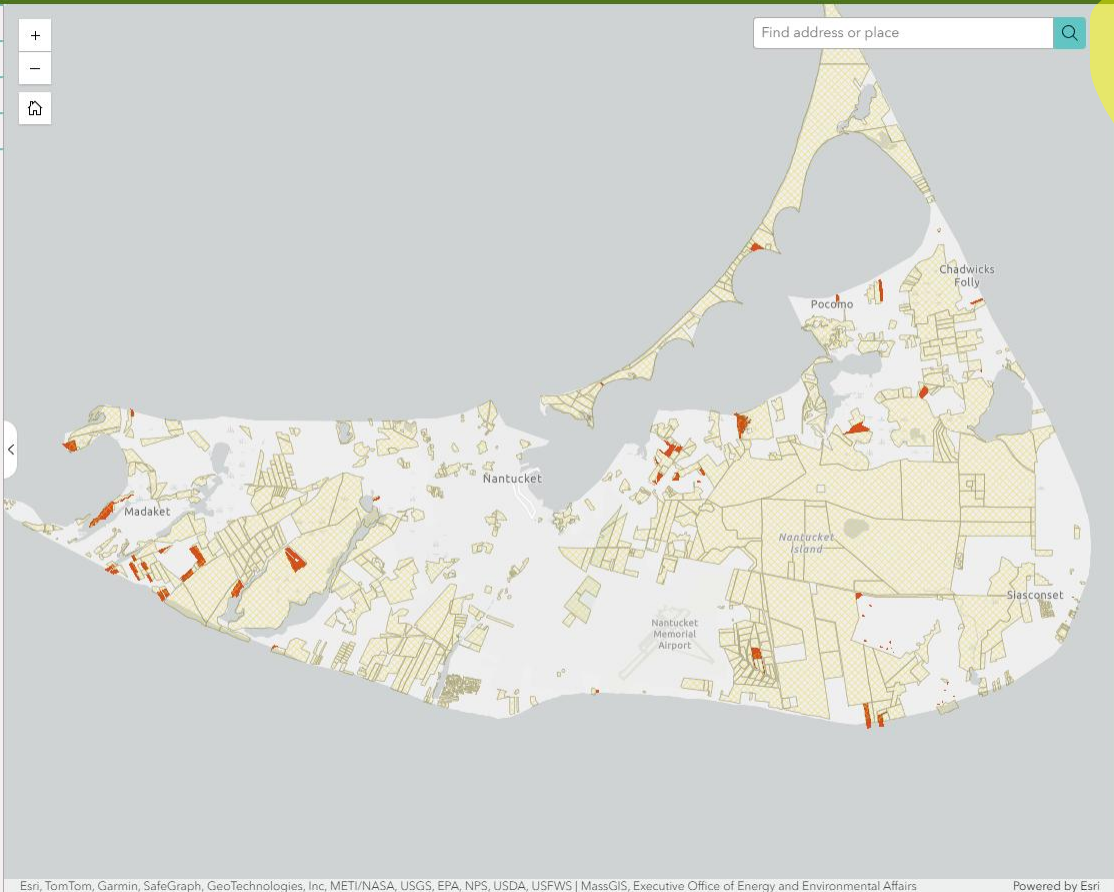
Legend

Map Layers

Basemap Gallery

Selected Feature Information

Select a parcel on the map to view more information.



Find address or place

Select your organization name to view associated parcels

NANTUCKET CONSERVATION FOUNDATION INC

Parcels remaining in greatest need of review

90

Editing is not possible because the globalId parameter was not provided.

Select a parcel on the map to activate the survey

For each parcel, you must fill out the survey and click submit in a single session. If you do not click submit at the end the survey, your answers will not be saved.

For questions or concerns contact admin@massland.org

Submit

[Review Parcels](#)[Submit New Parcels](#)

Selected Feature Information

Associated Land Trust:
NANTUCKET CONSERVATION FOUNDATION INC



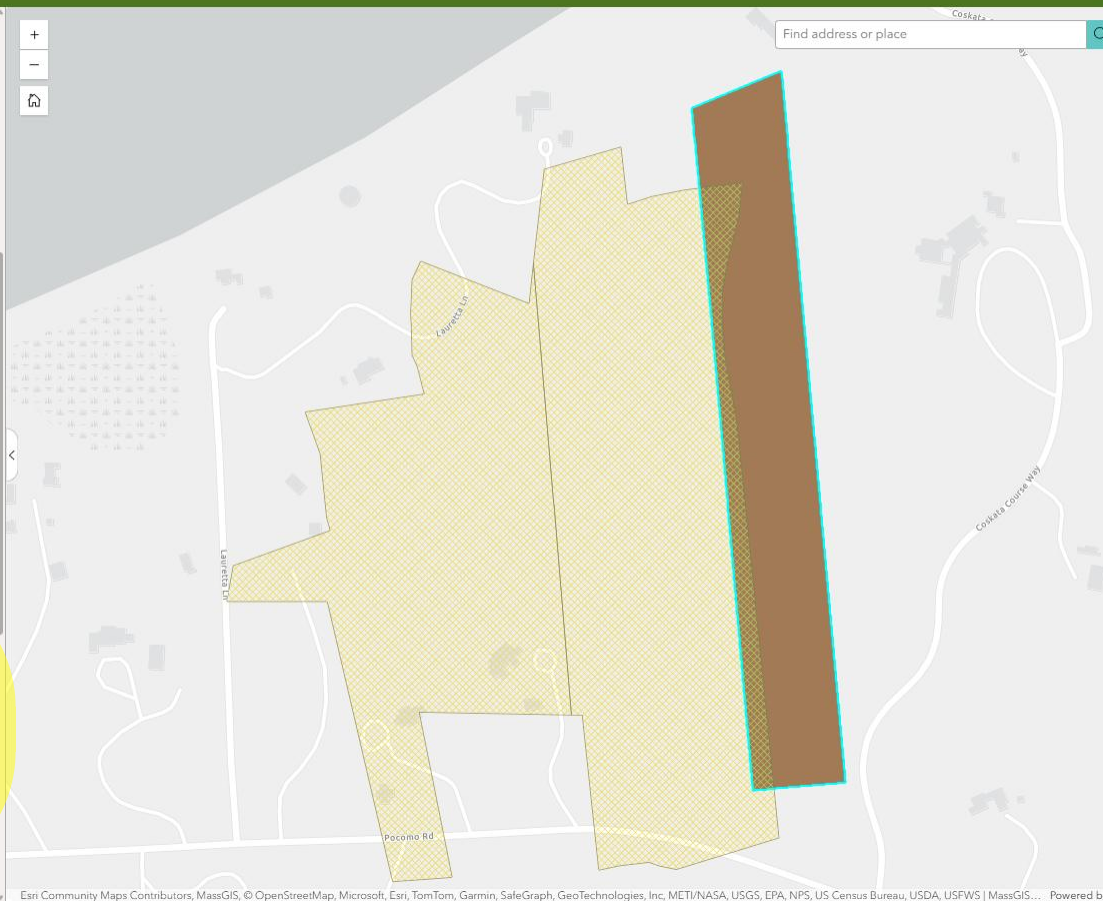
This parcel has been flagged as needing review. Please complete the accompanying survey form for this parcel.

Key Information

Listed Owner	NANTUCKET CONSERVATION FOUNDATION INC
Site Address	POCOMO NANTUCKET, MA 02554
Mailing Address	PO BOX 13 NANTUCKET, MA 02554
Parcel ID	14_59
Municipality	NANTUCKET
County	NANTUCKET
Percent Overlap with Protected Areas in Perpetuity	17.70%
MassGIS Protected Site Name	Pocomo Rd
MassGIS Listed Fee Owner	Nantucket Conservation Foundation

How we determine which parcels need review

After identifying parcels likely



Select your organization name to view associated parcels

NANTUCKET CONSERVATION FOUNDATION INC

Parcels remaining in greatest need of review

90

This parcel is of high priority for review.

Select Organization Name*

NANTUCKET CONSERVATION FOUNDATION INC

Enter Access Code*

Enter the access code provided to you by MTLC to verify eligibility to edit this parcel's information



Begin Survey

Submitter Contact Information

Please provide your name and email address in case any follow up questions arise from this form

Name*

Email*

Should this parcel be amended in the [EEA Protected and Recreational Open Space layer](#)?

Recent Legal Cases



Town of Nahant v. Northeastern University



- SJC 13844 argued Feb 2, 2026; Decision pending
- **Issue:**
Town's Eminent Domain taking of 12 acres long used as park – Was open space objective “pretextual” to stopping development?
- **Relevance:**
Future municipal acquisitions could be challenged on similar grounds
- **MLTC joined Amicus Brief**

Sunpin Energy Services, LLC v. Zoning Board of Appeals of Petersham

- SJC 13860 argued Apr 8, 2026; Decision pending
- **Issue:**
Can ZBA deny a solar farm (a protected use under Dover Amendment) based on impacts of cutting trees and statewide climate impacts?
- **Relevance:**
Lower court seemed to say local regulators cannot consider statewide climate impacts

Emerald Necklace Conservancy v. City of Boston



- SJC 13865 argued Apr 8, 2026; Decision pending
- **Issue:**
Does long-term lease of stadium for professional soccer and new rights of way in Franklin Park require Article 97 approval for change of use?
- **Relevance:**
Expansion and addition of new rights of way across protected land with no Article 97 review could impact road and utility projects statewide
- **MLTC, Kestrel and Greater Worcester Land Trust joined Amicus Brief**

Banevicius v. Town of Barnstable

- SJC 13845 Decided May 20, 2026
- **Issue/Decision:**
Abutters (or interested parties like land trusts) do not have standing to object to failures by landowner and Town to follow requirements of the Ch. 61A right of first refusal process.
- **Relevance:**
Notwithstanding the “standing” problem, case highlights benefits of reforming notice requirements under the Ch. 61 ROFR process

Town of Westwood v. Westwood Land Trust

- Norfolk County Superior Court No. 2582CV00808 Ruling May 7, 2026
- **Issue/Ruling:**
CR Holder Westwood Land Trust had right to deny fee holder (Town) the right to lease to a local farmer, despite CR terms permitting agriculture with permission “not to be unreasonably withheld”.
- **Relevance:**
Court’s deference to subjective denial of permission by a CR holder is notable, but has no precedential value because not an appellate court. Also, decision seemed based on judge’s impression that commercial agric. is inappropriate on CR land. Town has stated it will not appeal.

Town of Wellesley v. DECAMM, EOEH & LC and Mass Bay Community College

- Filed June 9, 2026 in Norfolk County Superior Court
- **Issue:**
Does land acquired for educational purposes but used consistently as open space (including construction and maintenance of trails) have Article 97 protection?
- **Relevance:**
State sales of land for housing; perceived housing vs. conservation issues. State seeks to sell 45 acres, so that a relatively small portion of it (including a current parking lot) can be developed into 180 units of housing.