

Open Space Committee
Nov 14, 2008

Attend: Tom Tidman, Dick Hatfield, Andy Magee, Karen O'Neill,
Charlie Carlson and Jane Ceraso

Coulette: 10 acres, next to Stonefield farm. Most of this land is currently being farmed. As discussed earlier, owner wants to sell with carving out the house and mother getting life estate. Last week, Steve Marsh called Andy and said he was working with Coulette. He has a plan to develop the property. Meeting included Andy, Steve Marsh, Susan MH, Christa Collins, Katie from SVT, & attorney for Steve Marsh. Steve Marsh had met with Coulette's earlier that same day. His plan calls for 5 houses. Price tag \$1.2 was what they wanted. \$200K per lot. Significantly higher than the original appraisal done by an appraiser.

During the meeting, Susan told the landowner that town can not purchase land for more than the appraisal price.

Owner would like to have a decision by Feb. (in order to decide if crops should be planted). However, OSC needs more information. Steve Marsh told Andy he would get him the plans a few weeks ago– but he still hasn't delivered them. One of many questions: Which lot is the "back" lot?

OSC discussion.

It is not an option for the town to pay 1.2 million,
protecting the pond is key, we will take the biggest conservation restriction possible.
Perhaps consider paying \$200K to protect the pond, have to have public access to the pond.
One option might be to create a park (or lot) for the rail trail.

ACTION: We should tell the owner that OSC does not have enough information to make a decision, but they should certainly go ahead and plant crops for the next growing season. Be sure they understand that looking for CR - town can not pay \$1.2, and note that we did not get the promised plan.

ACTION: Andy - Invite Steve Marsh into the meeting.

Gaebel: appraisal will be done by Thanksgiving. House is already hooked up to the sewer. There will be lots of work once this is done once the appraisal is in to the town.

Bob Guba's question about parcel: Land has Back taxes are due. Need someone to explore 11K, all wetlands, we should take it. It's 100% floodplain wetlands. There is not an ability to put a canoe landing in – can't build a landing.

ACTION: Tom will check with Town counsel.

Barbara Keizer – little sliver parcels. Andy suggested that if they want to go forward
Deadline is past, but it need to take action by Dec 31st.

ACTION: Karen will contact them.

Prison update: DECAM said you have to do a environment notification form (ENF) Will get
filed today.

Have to have the lease signed by Dec 31st.

The mitigation option on Weatherbee land may not work – already as –article 97 – need to find
another 15 acres to set aside as conservation land.

NEXT OPEN SPACE Meeting Dec. 12th.