

TOWN OF LUNENBURG



Open Space Acquisition Advisory Team Minutes April 10, 2014

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Members Present: Paula Bertram (Board of Selectmen), Brandon Kibbe (Open Space Ad Hoc Committee), Jean-Joseph Cote (Conservation Commission), Emerick Bakaysa (Planning Board)

Members Absent: none

Meeting Called to Order: 5:37pm

1. Brandon Kibbe reported that the Purchase and Sale Contract had been signed by the seller. Emerick Bakaysa noted that the agreement was undated, and BK reported that Town Counsel and seller's attorney also noted that deficiency, along with the missing Exhibit A map, which issues were being rectified.
2. Brandon Kibbe updated the committee on the status of the appraisal. BK met with Ken Croft of the The Foster Company (Leominster, MA) on site on Wednesday, May 2, to inspect the premises. Mr. Croft spent 3 hours on the property, and conducted a very thorough inspection. Mr. Croft indicated that the appraisal may be ready in advance of the April 24th due date.
3. Brandon Kibbe reported that he spent an additional 2 hours on the property on May 2 collecting photographs and GPS points pertaining to specific historic resources on the property for the LAND Grant's required submission to the Massachusetts Historic Commission. Several sites were located, including the likely sites of the grist mill and saw mills that were depicted on the 1795 map of town.
4. Brandon Kibbe described a grant opportunity with the Fields Pond Foundation. Municipalities are eligible, and the foundation particularly likes to fund projects that support public access to open space; typical grants range from \$2,000 to \$10,000, with a maximum award of \$25,000. BK outlined parking lot development, trail marking, forest stewardship planning, and signage as possible components of an application, all of which are also requirements of the LAND Grant. BK has approached Monty Tech

carpentry program about building a trailhead kiosk, and plans for such a kiosk were circulated. Tom Bertram of the Lunenburg Snowriders described the club's interest in assisting with manpower and machinery for such activities as well, and said the club wanted assurances that the multi-use trails currently on the property would continue to be available for snowmobile use. BK reported that the LAND Grant does not specifically exclude snowmobile trails, and the Cons Comm policies allow for snowmobile use on designated trails on commission properties. The expectation is that the multi-use trails would remain critical assets to the Lane conservation property. Mr. Bertram agreed to join BK on site on Sunday, April 13th, 9:00 am to inspect the area under consideration for parking area development to consider what may need to be done and what it may cost to develop the area for parking. Brandon Kibbe will be before the Conservation Commission at 8:00pm, April 16th to discuss all of these matters.

5. Paula Bertram invited all to join the Hickory Hills Lake Management team at their "Taste of Southern Comfort" dinner on Saturday, April 12th, 6:30pm. PB distributed a draft postcard for distribution at the event aimed at informing Hickory Hills residents about the importance of the Lane property conservation effort. The committee reviewed and edited the postcard, and PB, BK, and Elizabeth Ainsley Campbell of the Nashua River Watershed Association agreed to put those edits into a final version for distribution at the event.
6. Elizabeth Ainsley Campbell also distributed a flyer meant to be distributed publicly to inform residents of the conservation opportunity at the Lane property. The committee similarly edited the flyer as a group, and EAC would incorporate those edits into a final version and would have 150 copies made also in advance of the Hickory Hills event on Saturday evening. The flyer was also modified to become an ad that would be aimed to run in the town-wide distribution of the Lunenburg Ledger. Tom Bertram agreed that the Lunenburg Snowriders would cover the cost of running the ad. Brandon Kibbe also agreed to draft a press release to run with the ad.
7. Elizabeth Ainsley Campbell also distributed a "Frequently Asked Questions" flyer, but the committee decided that the material was too dense to be discussed as a group at that point. All agreed to review and edit in advance of the next meeting.
8. The next meeting of the Open Space Acquisition Advisory Team was set for 5:30pm, Thursday, April 17, 2014.
9. The committee reviewed and approved the minutes from the March 27, 2014 meeting.

Meeting Adjourned: 8:07pm