

# ***TOWN OF LUNENBURG***

Brandon Kibbe  
David Prokowiew  
Bob Pease  
Karin Menard  
Richard Brockelman  
Sarah Cammer  
Ashley Maillet



Tel: (978) 582-4147, ext 5  
960 Massachusetts Avenue  
Lunenburg, MA 01462

## **OPEN SPACE AD HOC COMMITTEE MINUTES JANUARY 8, 2019**

**Meeting Posted:** Yes

**Place:** Town Hall, 17 Main St, Lunenburg, MA and Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

**Time:** 6:50pm

**Members Present:** Brandon Kibbe, David Prokowiew, Sarah Cammer, Karin Menard, Bob Pease, Richard Brockelman, Ashley Maillet

Meeting called to order at 6:55pm

D. Prokowiew motioned and Sarah Cammer seconded to approve the minutes of December 20, 2018. Approved 7-0.

B. Kibbe circulated a letter he had written on behalf of the committee to be read into the record at the joint meeting with the Board of Selectman. D. Prokowiew motioned and K. Menard second to submit letter and for B. Kibbe to read it into the record at the joint meeting. Approved 7-0.

Meeting continued at 6:56 and reconvened during the Board of Selectman meeting at 7:25pm.

B. Kibbe introduced the Open Space Ad Hoc Committee and read the letter into record.

J. Toale said that he has been involved in the discussion with town council as this has proceeded on.

B. Kibbe points out that this type of withdrawal is not common and then when Chapter 61 statuses were readdress it didn't cover intents to convert without a sale because it is so rare.

K. Adams added that it would have been nice to have known at the beginning of the process and not at the end so that if it was a parcel we wanted the town could have had time to act. D. Prokowiew replied that its not that we didn't know its just that there was no official trigger to set this process in motion.

B. Kibbe add that when you think about what the towns Right of First Refusal intended for- intend to acquire the property for open space and that we don't want to acquire the property as a solar development so we should be having conversation at the front end and not the back end. If a new policy can be put into place, it opens up dialogue and a negotiated solution if its a property we are interested in as that is the best outcome for all parties involved.

J. Toale applauded the committee in their vision in addressing this issue. His belief is that the Open Space Ad Hoc Committee is recommending that we, as a town, get involved earlier, look at all of our chapter inventory and open discussions and develop exit strategies that make everyone whole.

B. Kibbe agreed and added that there are many properties enrolled in chapter 61 but only a handful that the town may be interested so we should be making sure that when those properties come before us we are able to make that decision.

P. Luck asked how we would decide what land would be of interest and B. Kibbe explained that we have criteria in the Open Space plan that would help us decide and if its a defined priority space in town it must meet 3 of the 6 criteria.

D. Prokowiew added that we need to think about the future so we don't find ourselves in this same predicament.

Board of Selectman motioned and agreed by unanimous vote to take no action and allow the right of first refusal to lapse.

J. Toale also said going forward we should all put our heads together to figure out how to be more proactive on this issue.

P. Luck commented that she has looked into the amount of money that the town has made since 2004 and believes we should seriously think about putting that money aside for open space.

Public comment - Peter Stella 31 Chase Rd. - Commented that he doesn't like the idea of putting money aside for open space. It should go into the general fund.

B. Kibbe said that a dedicated fund for open space / conservation is a big decision and there are lots of ways that could be accomplished.

D. Prokwiew motioned and S. Cammer seconded to continue meeting and relocate to the Ritter Building.

Meeting reconvened at 7:52pm at the Ritter Building. D. Prokowiew remained at Board of Selectman meeting.

K. Menard told the group that the Park Commission was meeting the next day and would ask for a letter of support.

B. Kibbe said that most of the additional edits have been relatively minor and grammatical. He also said the one item outstanding is the School Committee approval. He said they had concerns about the section for the TCP Building and the Brooks House as well as a wedge of land off of Mass Ave that is shown as being owned by them that they are unaware of.

D. Passios mentioned that he believes that piece of property was used as part of the septic system of the old high school and that its use was discontinued when the school changed over to town sewer.

K. Menard will look through Town Meeting records to determine if there was ever a vote to move this property back to the Board of Selectman.

Meeting adjourned at 8:20pm.