

TOWN OF LUNENBURG

Brandon Kibbe
Bob Pease
Karin Menard
Sarah Cammer
Gregory Bittner
Paula Bertram
Vacancy, At Large



960 Massachusetts Avenue
Lunenburg, MA 01462
978-582-4147 extension 5

OPEN SPACE AD HOC COMMITTEE MINUTES OCTOBER 15, 2019

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue

Members Present: Brandon Kibbe, Bob Pease, Greg Bittner, Paula Bertram, Karin Menard, Sarah Cammer (late arrival at 7pm)

B. Kibbe called the meeting to order at 6:35pm.

250 Howard St. Chapter 61 Withdrawal:

B. Kibbe presented information regarding the property located at 250 Howard St. and its withdrawal from Chapter 61. He said that the property would need to meet at least three (3) of the open space criteria and on a quick look at things it only meets two (2). He said that the parcel is not greater than 50 acres and is not important for scenic vistas, but could offer continuous access to other Town-owned parcels. He asked if Conservation or Parks had discussed. B. Pease said Conservation was not interested and K. Menard said that Parks had not met yet to discuss, but she didn't think it would be of interest to them.

K. Menard Motioned and P. Bertram Seconded to pass over Right Of First Refusal of 250 Howard Street - passed 5-0

Pierce Tree Farm APR project:

B. Kibbe presented information on the Pierce Tree Farm Agricultural Preservation Restriction by the MA Department of Agricultural Resources. He said that the State requires the town to be responsible for 20% of the APR acquisition price. The landowner has the option of waiving that 20%. In lieu of direct cash payment, the state provides credit to towns that have certain agricultural protection measures: 5% credit each for having passed a Right to Farm bylaw (which Lunenburg has), for establishing an Agricultural Commission (which Lunenburg has), and

5% for establishing a tracking system for conservation restrictions and agricultural preservation restrictions that land use departments and boards can check when reviewing applications to assure protected lands don't get erroneously developed. These measures can reduce a community's total matching contribution to 5% of the total acquisition cost. G. Bittner asked how a land owner could avoid Right Of First Refusal. B. Kibbe said that all a landowner has to do is stop enrolling in Chapter 61 and wait a year.

361 Massachusetts Avenue:

B. Kibbe said he was contacted by the Realtor for this property after she saw that the Town had reached an agreement with the owners of 994 Northfield Rd. B. Kibbe said this is a large piece of property by Walmart; the front portion is zoned commercial and the back is zoned residential. B. Kibbe said that it meets two (2), possibly three (3), criteria to be considered for acquisition: It is 50+ acres, is contiguous to other Town owned property, could potentially provide a different source of access to recreation, but has no designated habitat resources and is not a scenic vista. B. Pease said he was concerned about the commercial section. P. Bertram asked if it could be divided and say we are only interested in the residential section. B. Kibbe said we could do that. G. Bittner pointed out that access needs to be from like zoning - residential in from residential and couldn't go through commercial. P. Bertram suggested we at least go walk the property. B. Kibbe said it connects into the southern section of the Saliba property on Northfield Rd. B. Pease said he would be opposed to purchasing the commercial property; K. Menard agreed. B. Kibbe said he would follow up with the Realtor and ask if they would consider dividing the property, and if so, could we visit the residential portion.

Saliba Property Acquisition:

B. Kibbe updated the group that we have received grants to help with the purchase of this property in the amount of \$500k. He said the next step would be to seek approval at the Special Town Meeting on November 12th. He also said the warrant article explains that the northern section would be in the care, custody, and control of the Conservation Commission and the southern section would be in the care, custody and control of the Park Commission. He said that the total project cost is \$782k, the acquisition cost is \$775k, and the voters would be authorizing the total project cost and would be reimbursed \$500k by the end of the fiscal year. If it passes, the total cost to the Town would be \$282k once the grant funding came through.

S. Cammer motioned and P. Bertram seconded to support the Saliba acquisition. Approved 6-0.

Open Space Finalization:

B. Kibbe discussed the Open Space Plan that was returned by the State for additional and clarifying information. R. Brockelman provided additional information to B. Kibbe to update the history of the community. G. Bittner said he would work on Section 3: growth. B. Kibbe will update fish and wildlife. P. Bertram would take the environmental challenges. B. Kibbe also said he would update Section 5 to their specifications and community goals. K. Menard said she would look at the analysis of need and S. Cammer said she would take Section 7. B. Kibbe said that the biggest piece is the last piece - ADA information. He said the form is important to the State; it's important to note that not every property has to be accessible. S. Cammer asked if it would make more sense to take the form and circle what each property does or does not have. B. Pease asked if we could ask them to send an exemplar. P. Bertram thought that was a good idea as the form was confusing. B. Kibbe said he would reach out to his state contact and would follow up with Conservation Commission and Park Commission with additional information.

P. Bertram reviewed her research. She said she needs to connect with the DPW regarding Townsend Harbor Landfill and status of compliance with Youngs Rd. and that she also needs to connect with Phyllis Luck regarding storm water and Matt Marro regarding forestry.

K. Menard and B. Pease said they will work on the ADA form for properties that fall under their Commissions.

At-Large Vacancy:

B. Kibbe said he received a letter of resignation from R. Brockelman and said the Town would be putting out a notice of vacancy. He said if any Committee member knows of anyone interested to have them fill out a Talent Bank Form.

Next Meeting Date:

Next meeting will be November 19, 7:00 pm..

K. Menard Motioned and P. Bertram Seconded to adjourn at 7:58 pm. Approved 6-0.