

OPEN SPACE AD HOC COMMITTEE MINUTES

August 20, 2020

The Open Space Ad hoc Committee met via Zoom as scheduled with the following members present: Brandon Kibbe, Sarah Cammer, Paula Bertram, Lynn Mann, Mike Toohill.

Karen Menard of the Parks Commission was also present as the Park Department Rep and Richard Bursch representing the Conservation Commission. Karin noted that she would not be voting on any matter as she has not been officially appointed by the Parks Commission, Richard Bursch also did not vote. Karin departed the meeting at 6:30 p.m.

1. **Welcome New Members** – The Committee welcomed new members Lynn Mann and Mike Toohill. Brandon Kibbe provided an overview of the Open Space Committees charge and explained that the Committee has been meeting on an as needed basis to discuss property acquisitions such as the Saliba property, Chapter 61 withdrawals and the Open Space Plan.
2. **Review and Approve Minutes from 12/10/2019** – Committee unanimously approved the minutes.
3. **Committee Administration** – Brandon suggested that a Vice-Chair be chosen to assist with administration of the Committee. Karin Menard nominated Paula Bertram, Lynn Mann seconded. Passed unanimously. With the approval of the 2019-2026 Open Space Plan the committee now has an opportunity to support implementation of the plan and it may be appropriate for the Committee to meet on a more regular basis. Following discussion it was determined that the Committee will meet the 3rd Tuesday of each month from September-December. Brandon noted that when accessing the Open Space Plan from the Planning Board page the link is incorrect, Paula will talk with Adam Burney. (Note, when accessing via the Open Space page the link is correct).
4. **“General Municipal” Town Owned property Disposition** – Brandon explained that there are numerous town owned properties that are not under the care and control of a specific board or committee such as the Conservation Commission or Parks Department. Many of these properties contain trails and for all intent and purposes are utilized as Conservation Land. There is some interest in considering the conveyance of some of these parcels. Members will review the list of general municipal land contained in Appendix 7 of the plan for discussion at the next meeting.
5. **Economic Development Committee Representation** – Matt Allison, Planning Board Chairman, outlined the charter of the Economic Development Committee created by the Planning Board. The Open Space Committee needs to recommend someone to serve on the Committee. Currently there are 3 ex-officio members and 2 citizens at large. Each member of the Open Space Committee will reach out to people to determine if there is someone interested in serving (existing committee members are not available to serve at this time, Paula is serving as an ex-officio member for the Planning Board) This topic to be discussed at the next meeting.
6. **250 Howard Street – Discussion of Potential 61b Release** – Brandon outlined the Chapter 61A and B programs and explained that a change of use triggers the Town’s right of first refusal. The Selectmen have requested an opinion from the Open Space Committee before their meeting on September 8, 2020.

The parcel is 15+ acres on the North side of Howard Street across from the recently acquired Saliba property. It abuts 15+ acres of conservation land and could potentially provide access to 39+ acres Conservation land to the rear which has been inaccessible. In addition there is a small parcel identified as parcel one on the map provided by the owners attorney that is currently in foreclosure which may be of interest to the Town.

The purchase price of the parcel is \$50,000 which equates to roughly \$3000 per acre which is approximately the price of the Saliba property. Brandon noted that the terms of the P&S state that the time of performance is April 12, 2020 which has passed; not sure what that means to the Town in regard to a timeline. There is a requirement to make reasonable efforts to meet the original terms of the agreement. Paula will request Adam to check with Town Counsel.

The Committee reviewed the six criteria outlined in the Open Space Plan that should be considered when determining if the Town should acquire a property and found that this property meets 3 of the criteria:

Contains important habitat resources – This property is within an area of critical environmental concern and a biomap habitat.

Public Access – This parcel abuts several conservation properties and could provide access to adjacent landlocked land and recreational opportunities.

Contiguous to other protected open space or recreation resources – This parcel directly abuts several conservation parcels.

Paula Bertram made a motion to recommend acquisition of this parcel to the Board of Selectmen, seconded by Lynn Mann. Passed unanimously.

- Bright Farms Acquisition Request** – Brandon explained that at large parcel that abuts the Table Rock-Saliba South parcel and the Rayno Conservation Trust is going to be developed and that the Town may want to acquire an easement between the parcels for connectivity. Matt Allison, Chair of the Planning Board, provided background on the project. The proposed use of the property is agricultural; a one-million-foot greenhouse is proposed to grow lettuce. The project will involve an intermunicipal agreement for sewer and a well would be required. This project will be presented to the Planning Board on Monday, August 24, 2020. Following discussion Paula Bertram made a motion to recommend to the permit granting authorities that they pursue an acquisition or easement of a small portion of the property to allow connectivity between the Table Rock Saliba South parcel and the Rayno Conservation land. Motion seconded by Sarah Cammer. Passed unanimously.

Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Paula Bertram

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OCT 13 2020

**LUNENBURG TOWN
CLERK OFFICE**