

# **Open Space Minutes - March 2, 2005**

## **Attendees**

Anne Madden  
Patricia Reeser  
Janet Thibeau  
Mark Cosentino

Mike Mokrzycki  
Don Bourquard  
Dawne Fusco

## **Topics covered**

- Minutes of 2/2/05
- Scribe
- CPA
- Highway Department Garage Proposal
- Workforce Housing Trust
- Project updates
- Upcoming events
- Next meeting

## **Minutes of 2/2/05**

The minutes of the 2/2/05 meeting were unanimously approved.

## **Scribe**

To share the workload, the scribe duties will be rotated. This month Janet and Don will compile the minutes.

## **CPA**

Anne has arranged for this Committee to meet with the Finance Committee to discuss their view of the CPA. This will occur 7:30 to 8:00 on March 14.

## **Highway Department Garage Proposal**

It was reported there is a draft warrant proposing \$600,000 for a new garage and services building in the non-CR area of Pipestave. The deadline for warrant submission has passed, and Anne requested a copy of the warrant, but the Selectmen were not willing to share a copy of the draft warrant. The Committee unanimously voted to formally request the warrant or its draft.

Next Step: Anne to furnish written request to the Selectmen for this item.

## **Workforce Housing Trust**

The WHT has invited the Committee to attend a forum (March 9 at 7pm) that will furnish more information about the chapter 40B and affordable housing issues as they relate to West Newbury.

Patricia reported that some developers would likely be willing to operate projects as few as 25 or 30 units, in favorable circumstances. This positive result came from two of three

developers spoken to. This appears to contradict the single site minimum of 100 units the WHT is considering.

The Committee received recommendations from the Friends of Craven concerning their view of appropriate development on the Craven property.

To date, the WHT initiative has not addressed the need for Over 55 Housing. The Committee supports the Over 55 Group in working with the WHT to work toward integrating solution of this housing problem with the affordable housing problem.

Summing up after much discussion, the Committee feels that the best next step toward solving these problems is to launch a timely and objective review of the best and highest utilizations for the Craven and Dunn properties. This would consider the needs of all the stakeholders in town land, specifically affordable housing, over 55 housing, schools, water utilities, open space and recreation. This Comprehensive Land Use Study would be able to be done on the fast track. A first step could involve specific direction of Architect Gardiner to address the multiple uses during the already funded study of Craven and Dunn. This would broaden the rather limited residential/build out directive set out by the Selectmen. The Committee voted unanimously to send a memo to the Selectmen requesting a modification of the scope of the current Gardiner land use study of Craven and Dunn, in favor of a more comprehensive study.

Next Step: Annie to write the Selectmen on this.

### **Project updates**

The table below summarizes the projects discussed.

<b>Property</b>	<b>Update</b>	<b>Next Steps</b>
Knowles	Reviewed alternative plans of Abutters and a related petition. Developers DHB continue working to satisfy Planning Board and abutters.	Don monitors, works with developer and abutters for trail easements and other open space considerations.
420 Middle Street	Proposal to add another lot and give not very valuable trail and open space easements was rejected by the Planning Board.	No further steps expected. Usual monitoring of projects.
Mansfield Moulton St.	After 2 site walks, Mansfields rejected our 'best' route, but offered another which may be the best result for all concerned. (best route was within 50' of two house sites). Mansfields made oral agreement before Planning Board, if total plan is accepted.	Don to work with Mansfields toward an appropriate easement or substitute. Dawne, Mark and Don to attempt contacts with abutters to achieve the other portion of the route which is required to reach Ash Street.
Web Site	Mike reported substantial improvements to the Open Space Committee web site which all	Mike to make further improvements based on reports from users to improve operation and content. Anne to send

	should try out.	past minutes to Mike for posting
Mapping	MillPond/Page/Riverbend map completed and published on web and on paper.	General dissemination and publish the web site locations. Work with Mill Pond Comm. to adapt to their specific needs.

### **Upcoming events**

- March 14 at 7:30pm – Meeting with Finance Committee – 1910 Bldg.
- March 19 all day – Massachusetts Land Conservation Conference – Worcester.
  - See [www.thetrustees.org/PutnamConservationInstitute.cfm](http://www.thetrustees.org/PutnamConservationInstitute.cfm)
- April 25 – Town Meeting

### **Next meetings**

March 30, at 7:30 PM

April 13, at 7:30 PM.