

Town of West Newbury  
Open Space Committee  
Minutes, June 13, 2007

Present: Dawne Fusco, Jean Lambert, Janet Thibeu, Jim Ryan, Patricia Reeser, Mike Mokrzycki, Annie Madden

**Minutes** of May 9<sup>th</sup> were reviewed. Electronic file had not been saved so Annie is recreate and submit for review at our next meeting.

**Committee organization-** Mike reported that all committee members have indicated interest in continuing service on the OSC. He will notify the Board of Selectmen of same. He will be all of July. Next meeting will be on August 1<sup>st</sup>, 2007, and he will post meeting and future second Wednesdays through the fall.

**Town owned parcels for potential sale**

Mike reviewed that the Board of Selectmen have requested our advice on whether there might be any appropriate town owned parcels that could be sold in order to raise funds for acquisition of more important open space. Don produced a spread sheet of 20 parcels that were owned by the town and not otherwise restricted by previously dedicated use by the housing authority, fire/police, town offices, water department, or under Conservation Commission jurisdiction.

The 4 parcels that have potential sub dividable lots which might be appropriate for this use would be Page School/Pipestave North, Mullen, Dunn and Craven. The committee recommends however, that each of these parcels has future potential uses for affordable housing, school use, well sites and other mixed municipal use. We recommend that each of these parcels have comprehensive land use plans in place before consideration of carving off a few lots for sale. The committee feels it would be short sighted to carve off a lot in the near term, and then find that the loss of that land seriously restricts the configuration of the property for future use which is unclear at the present time.

The other 16 parcels reviewed appeared unlikely to be appropriate for selling for development for various reasons such as small size, wet, ledge, etc.

**Land for Organic Vegetable Farming**

Mr. Russ Baker met with the Committee. He is involve in the Community Supported Agriculture project at Long Hill Farm and is looking for farm land in town to expand his own local farming operation. He reviewed the success of such farms and projects in nearby towns such as Hamilton. He preferably would like to purchase a parcel of 5 or more acres which may or may not have a residence associated with it. He reviewed the challenge of finding a parcel which does not have a high price residence associated with it, or that is not already being sold for development. He might consider leasing town owned land. The committee encouraged his efforts to create a local organic vegetable farm, and encouraged him to contact the Board of Selectmen for consideration of leasing town owned land that might be amenable ( back field at Pipestave, fields around Page,

portion of Dunn. More about West Newbury's Community Supported Agriculture can be found at [WestNewburyCSA.org](http://WestNewburyCSA.org)

### **Priority Parcel List**

The committee incorporated the parcel research that Don did and finalized the 2007 list. Janet agreed to compile and reformat the list for final review at our next meeting.

### **Trail and Project Updates**

The following is a report submitted by email by Don Bourquard who was unavailable to attend tonight's meeting but continues to do huge amounts of much appreciated work for the committee and the town:

#### **823 Main Street**

The Knowles-Gillis deal closed last week, and appropriate time extensions of the development were recorded at the Planning Board. Construction started apace, using the new name "Ocean Meadows". The governing plans are as before, and continue to include the easement. The explicit plans are for an 8' wide trail, hard packed, per the conditions of approval. The routes link exactly to the Maina easement and the Kelly-Downey/803 Main Street easement. The actual use and easement details are to be negotiated and must be approved by the Planning Board and the Town Counsel. I have spoken with Mr. Giles and advised him (in front of the Planning Board) that ECTA is ready and willing to negotiate and record an appropriate easement. I/we will continue the liaison. Gillis reminds us that the easement is not yet in existence, thus we do not have any right to use it at this time. This of course due to the intensive construction going on. Possibly a specific use at a specific time could be arranged.

Mr. Gillis wants a sketch map of the linkages to his property, which are the central link to the Robinson-Riverbend-Page loop, and the Grange-Maina-Pipestave-MillPond route.

#### **803 Main Street**

Subject to confirmation, the 'Downey-Kelly' easement was recorded again, when the property - 803 Main - was sold. A cleaner version of the plan was drawn, but the older plan proved sufficient. Signage was arranged.

I would not expect use or promotion of this route pending it being a through route.

#### **796 Main Street**

A time limited private easement is being developed by Cliff Robinson. This is the link between 803 Main Street and the Riverbend area. The link on Wile, at 760 Main Street is also in consideration, to complete the link.

#### **902 Main Street**

Mr. Frank Schifano proposes a 6 unit development. We requested a requirement for an all comers easement connecting Brown Spring Farm to the Society for St James with some latitude

on either side for appropriate links, the PB agreed. We did not get an off road link to Main Street or the water. A public cul-de-sac from Main Street is to reach the easement, and there is an unwritten agreement to provide a berm for horses on the west side of this cul. Mr Schifano is planning on a horse oriented property and I have furnished him info on ECTA in general and also with respect to the required easement.

#### **Page-Riverbend Trail**

This trail was opened last winter. ECTA played the largest role, complementing the work done by the town DPW in cutting trees and mowing. Marking and signage are yet to be determined and done, and there are minor further needs. Greenbelt held a hike down the entire trail and beyond led by Russ Cohen. There were about 30 participants. The trail met with approval, although there were a few muddy spots. Further liaison with Selectmen needed here.

#### **Riverbend-MillPond Trail**

This route was marked a bit and further work is pending liaison with Selectmen, and working out the work to be split between Scouts and presumably ECTA.

#### **Indian River Mill - Coffin Street** (and ultimately up beyond to RiverRun)

TBA. To have a public route a bypass is needed of about 250 yards, or alternatively an easement negotiated across a private property - this is being considered. The eastern part of this route is used by Myopia. Westward to Coffin Street Myopia uses a private specific time arrangement. Liaison with ECTA and Myopia, and scouts.

#### **367 Main Street** (Daley parcel)

Hawthorne development (K. Fadden); you will recall the developer had agreed to most of the routes we sought linking Main Street and the town office building north to Jos. Murphy, link to Meeting House Rd (myopia rte), and east to the Saint Anne's rectory property (which has a trail to Maple Street). The development stalled for the moment because the current rules require a yield plan that shows a perc ability on every lot, something not likely. The developer proposes a consolidated package plan. Not clear how this hurdle will be surmounted, but the developer continues in communication.

#### **Kimball Hill**

The short easement at the end of the street to the 'wires' was approved by the Selectmen. This is a non-ECTA easement which was negotiated at great length, the town holds the easement.

#### **Brochure**

A new ECTA brochure is being distributed. It's oriented toward land and trail preservation and emphasizes with pictures all types of non-motorized users.

Don Bourquard  
6/13/07

**Next meeting:**The committee agreed to meet next on Wednesday, August 1<sup>st</sup>, 2007.

**Adjourned:** 9:15pm