

West Newbury Open Space Committee
Meeting Minutes – Final

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Wednesday, May 20, 2020
Teleconference

Present: John Dodge, Don Bourquard, Carol Decker, Wendy Reed, Brad Buschur, Patricia Reeser, Marlene Switzer, Jean Lambert, and Jessica Azenaro, scribe

The meeting was called to order at 7:06 p.m.

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- 1. Approve April Minutes** - Motion to approve April 15 minutes, as amended – Unanimous
- 2. ADA and Trails Discussion** - John (Angus and ADA Compliance Office Sam Joslin scheduled to Attend)
 - a. Meeting Recap
 - i. Sam Joslin recommended application to Jeff Duggan/Architectural Access Board for 2-4 month review, fee associated.
 - ii. Consult with Sam regarding a new trails plan for River Road Preservation Area, Artichoke River.
 - iii. Neve ADA criteria - both Neve trails do require ADA compliance per BOS approval. Neve does not intend to build the trails if ADA compliance is required, but the Planning Board will not waive the requirement.
 - iv. Page School Trails - Work at the Page School 2013 and ADA compliant, but playground was not. Some trails are supposed to be rigorous.
 - v. New Trails - Moving forward, apply for variance as administrative procedure. (e.g. - Trails too steep or environmentally damaging, variance likely.) Gray area - compliance left up to individual towns. Work with Angus on ADA agreement.
 - vi. River Road - Greenbelt responsibility; detached involvement on trail requirements
 - vii. OSRP Definitions - Language for future OSRP - walkway is defined as a path that can be interior or exterior that takes you to a destination. A nature trail is not a walkway. Wendy - just for new trails. Gray area - up to each town on how we comply with it. Change with ADA - agreement with Angus.
- 3. Dunn Field** - Brad Buschur
 - a. Email - Deb Hamilton - need to build bog bridges at Dunn.
 - b. ECTA Management Plan - out of date and needs to be renewed. ECTA has agreed to have the town as(space here)co-applicant. Need a designee recommendation for an OSC representative (chair), time to work out co-applicant procedure. Renewal - every 3 years. Iterative process to change and adapt with best management procedures.
 - c. Co-applicant designation - As the town is the co-applicant, trail corridor maintenance is possible outside of ECTA for new trails(sp) and crossings management. Bridges will need to be added. Responsibility for work lies with the chair as designee and provide a uniform standard in conformance with ConCom.
 - d. Wendy Reed to send link to expired plan for Open Space Committee review.
- 4. 40B Project Input from OSC** - All
 - a. Planning board document provides sketches of development - 152 housing units. 44 (or is it 24??) units not in compliance for zones.

- b. Cite the OSRP action plan for response - Section 7 - Analysis of Needs (pg. 81-90)
 - i. Drinking Water Independence/Surface Water protection
 - ii. Effect on River Road Parcel
 - iii. Wildlife corridors
 - iv. Trail development
 - v. Rural character
 - c. Raise question about Open Space
 - i. As is shown in planning board documents, power lines right of way where the public cannot cross cannot be counted.
 - ii. The rest of the open space is enclosed and in little pieces that are not contiguous, wetland, and not usable as open space.
 - iii. All the land is used for roads or buildings rather than trails
 - d. Mass Housing/40B Handbook requirements
 - i. 20% profit on sales, 10% profit on rentals
 - ii. Potential Deal Breakers
 - 1. Endangered species
 - 2. Wetlands
 - 3. Water/Septic/Waste water management
 - 4. Runoff
 - 5. Native American Artifacts (Coffin Street Assemblage)
 - iii. 40B Presentation slide - 13 - Preserving Open Space
 - iv. Additional concerns
 - 1. Street safety concerns - Narrow streets problematic for emergency vehicle access
 - 2. Sidewalk safety concerns - auto-dependent development in conflict with state goals
 - 3. Community center - Issue with development walling themselves off from the rest of the small community. 30 additional parking spaces and community center rather than open space.
 - 4. Lack of conceptual design inappropriate for neighborhood.
 - 5. Climate Change - tree cover
 - 6. Municipal Vulnerability Plan
 - e. Housing Plans
 - i. Mullen Property plan was not certified. Need a certified housing plan for West Newbury for Safe Harbor designation.
 - ii. Need for proactive housing trust for CPA and Planning Board funds for future town-led housing projects.
 - f. Documentation
 - i. Planning documents, state wide recreation plan, pointing to goals in existing OSRP accepted by DCR.
 - ii. Endorsement of planning board plan
 - iii. Lenny Mirra letter - inappropriate massing of the project. Mass Housing requires project design appropriate to the proposed site. Paragraph next to last page for citation.
 - g. Brad Buschur to draft initial letter. Reconvene May 26 for additional discussion.
- 5. New Business**
- a. Rogers Site Walk - May 27 @ 9:00AM tentatively scheduled.
 - b. Artichoke River Preservation Area - promote passage of CPA article for funds
 - c. Town Meeting - Potentially held outside due to COVID-19 state guidelines

- d. National Grid - clear cutting trees on River Road at road edge, destroying part of a River Trail plus large, old growth trees and leaving dangerous, spiky stumps.
- e. Hunting Stands - Stands in Withers and Brake Hill reservations. Inquire about enforcement of stands firing over town owned land and if hunting is permitted near the tide line near Riverbend.

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The next meeting of the OSC will be May 26, 7:00 p.m.

The meeting was adjourned at 8:56 p.m.

Respectfully submitted,
Jessica Azenaro

cc: Town Clerk
John Dodge, website

Addendum to Meeting Notice regarding Remote Participation Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the West Newbury [BOARD/COMMISSION/COMMITTEE] will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of West Newbury website, at www.wnewbury.org.

**For this meeting, members of the public who wish to listen to the meeting may do so in the following manner:
Zoom video conference:
<https://us02web.zoom.us/j/89311930908?pwd=N3ZHYi9TMERGSHNXNGIOR1o1MGVHdz09>**