

West Newbury Open Space Committee
Meeting Minutes – Final

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Tuesday, May 27, 2020
Teleconference

Present: John Dodge, Don Bourquard, Carol Decker, Wendy Reed, Brad Buschur, Jean Lambert, and Jessica Azenaro, scribe
Absent: Patricia Reeser, Marlene Switzer
Guests: Tim Cronin, Planning Board
Vanessa Johnson-Hall, Essex County Greenbelt

The meeting was called to order at 7:03 p.m.

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1. Strategize on CPA Article for ARPA - Town Meeting - June 27, 10 a.m.

- a. Artichoke Site Walk - 4:30 p.m. on Monday, June 1 - Meet in front of Withers entrance.
- b. Concerns about the outside setting for the Town Meeting - people who would stay away due to the pandemic. Same potential issue in the fall. Vanessa to speak and make a compelling case for acquisition article as the property is next to wells, Newburyport water supply, DCR grant for \$300K.
- c. John - Social Media blasts to West Newbury People, West Newbury News.
- d. Flyer/Mailing Discussion - Greenbelt has an eblast and card ready to go out. Last date to mail it is June 11th. Risk is that the June 27th meeting does not happen.
- e. Vanessa to speak at the Town Meeting.
 - i. Drafting of town article - Correction made on the floor of the Town Meeting to include wording that the conservation restriction is to be co-held by the Town and Greenbelt. John Dodge to Contact Angus.
 - ii. The OSC and Conservation Commission co-sponsored the article along with Greenbelt - West Newbury wells, \$300K committed from the state to build and connect the Artichoke property with Withers Conservation Area.
 - iii. Speak/Share a screen for a slideshow unable to occur in an outdoor setting. Conclusion, OSC and Con Comm to restate the important and critical points. Poster board presentation may be required rather than a hand-out flyer.
 - iv. Site Walks - Multiple site walks to the public were successful for Brown Spring Farm and River Road projects. Run it by internal folks to put on dates and sign up.
 - v. Newburyport votes Wednesday, May 27th to approve the project to the city council and finance committee. Process for CPC that is prescribed. The project stands as a DCR 2020-2021 fiscal year budget item and hopes for all approvals by June 30.

2. Review 40B Document

- a. Draft letters 1 and 2 crafted by Brad Buschur and Jean Lambert.
- b. Emailed suggestions to letters - Marlene Switzer and Patricia Reeser due to meeting absence.
 - i. M. Switzer emailed comments to limit scope incorporated into the letter - Land use, housing, not opposing development Open Space Development bylaw.
 - ii. P. Reeser emailed comments that draft letter 1 has a gentler tone while draft letter 2 touched on water and other global items rather than focus on open space specifically. Frame wording to deny project eligibility. Change in titles of paragraphs and rewrite Municipal Vulnerability Plan wording.
- c. Idea and Wording Discussion - All
 - i. Some of the subject of density might be outside the scope of OSC. Concern is making the statement too broad will negate the strong points we do have.
 - ii. Overview of town's resources of mapping ecological makeup, including steep slope and the Merrimack River. The proposed build area sits in the center of extensive trail systems. Framing the landscape and broader connectedness in protecting lands is a strong lead which should remain in the letter.
 - iii. Sidewalks/Recreation wording - Open space has a recreational component.
 - iv. Affordable housing - OSC supports affordable housing. Town housing plan goals as outlined in the town's housing production plan were recently approved by BOS.
 - v. Unacceptable development - Strong position against this project early in the letter.
 - vi. Refer to the Open Space & Recreation Plan approved by the Department of Conservation Services in 2018.
 - vii. Wording to lead with insufficient open space.
 - viii. Various discussion on language edits
 - 1. Vernal pool - legal certification
 - 2. Formula 3.5/4 trips per resident - Estimated 2552 on Coffin Street excessive - Research Mass Housing Project eligibility guidelines
 - 3. Rural character preservation - Page 83 of OSRP
 - ix. Tim Cronin - Clarification on the OSC definition of open space versus the developer's definition.
 - 1. Developer claims 61% of the project is open space.
 - a. Plans should not include areas under National Grid power lines counting as open space.
 - b. Open space is connected - fragmented lawn sections are not open space.
- d. Actions
 - i. Brad - Combine Draft 1 and 2 including comments into Draft 3 to Jean Lambert by 5/28.

- ii. Wendy - Draft endangered/core habitat rewritten sections to Jean Lambert by 5/28.
- iii. Brad - Measurement the width of Coffin Street to list area with the lack of a sidewalk and large drainage ditch as concerns.
- iv. Jean - Latest draft version out to OSC 5/29 in time to review for 5/30 meeting.

The next special meeting of the OSC will be Saturday, May 30, 9:00 a.m.

The meeting was adjourned at 8:38 p.m.

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 Open Space 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/82249585702?pwd=N1FORIRDnE0U1JWUjJZa3J2S0JiUT09>

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of West Newbury website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as practicable after the meeting.