

West Newbury Open Space Committee

Meeting Minutes – Final

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Monday, August 10, 2020
GoTo Meeting Video Conference
<https://global.gotomeeting.com/join/918733597>
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 918-733-597

Present: John Dodge, Don Bourquard, Carol Decker, Wendy Reed, Jean Lambert, Marlene Switzer, Brad Buschur, Patricia Reeser, and Jessica Azenaro, scribe
Guests: Lydia Sisson, Derek Mitchell, Graham Bacheller, Kathy Feehery, Vanessa Johnson-Hall

The meeting was called to order at 7:02 p.m.

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1. Grew Property Interest - Lydia Sisson, Derek Mitchell

- a. Derek Mitchell and Lydia Sisson introduction. Agricultural experience in both Reading and Lowell. Currently have 2.2 acres quickly outgrown their garden and space for raising animals. Highly interested in Grew property. Under 5 acres of animal production, orchards, connections for the town to add trails or open space with additional parcel land for conservation. Interested in keeping all property together.
- b. Grew current plan to cut up parcels for three lots and one barn. L Sisson and D Mitchell requesting options as best agricultural soils are along the road below the existing house. Unclear on access to the rest of the property with the 4 acres carved out.
- c. \$1M without the 4 acre parcel.
- d. L. Sisson and D. Mitchell interested in stewarding the entire parcel. Front portion for growing, market gardens, veg productions, animals and fruit above the barn. Interested persons wish to invest in a property with rural character with enough of a buffer for operations.
- e. Northwest corner of the chart is 61A RFR, not clear about the piece of frontage that would connect back of the property.
- f. Discussion with Greenbelt and Open Space Committee regarding possibilities.

2. Archelaus Property - All, Graham Bacheller

- a. A developer has withdrawn over road requirements in effect. Road requirements were agreed between the Board of Selectmen and property owner over 20 years ago. Sam Joslin, Building Commissioner, does not feel they have the right to develop.
- b. Opportunity to collaborate with the seller. The Riding and Driving Club have an interest in keeping established trails open.

- c. Enough interest in property to potentially request CPC money for a Conservation Restriction. First step is to come up with a vision of property and limited development to protect the rest of the parcel. Work with the Planning board on alignment.
- d. Site walk planned with Graham Bacheller across from 23 Archelaus Place.
- e. Research property value if limited development opportunity. Patricia - Need a handle on actual property value.
- f. Poor House Lane is wet 8-9 months throughout the year.
- g. The road was closed in 1984/85. The property owner signed an agreement that no more than 2 houses may be built for development.
- h. K. Feehery stated concerns regarding development. Speaking to neighbors regarding an easement through the Smith property leading to Main Street and potentially on to Grew.

Motion for Executive Session - D. Bourquard, 2nd by M. Switzer. Executive Session begins 7:38 p.m.

Executive Session ends 8:20 p.m. Regular session resumes 8:21 p.m.

3. River Road Update - J. Dodge

- a. Prioritizing River Road property work with Dave Rimmer leading the charge for the trails; will contact Steve Greason for a double loop system.
- b. Work start depends on actions and COVID-19 restrictions.

4. River Access Update - P. Reeser

- a. Current river access focused on Church Street boat ramp rather than additional access on Town-owned parcels at the direction of the BOS.
- b. Rob Philips suggested disbanding the River Access Committee due to Massachusetts control of the Church Street boat ramp. RAC reappointed.
- c. Discussion needed with Board of Selectmen on Church Street/Ferry Landing access. Hold up due to the riverfront being state-owned rather than under town control.
- d. River Meadow waterfront lot - Town discussing sale of parcel.
- e. Additional access points
 - i. Riverbend - Way to the River has limited parking at the end of the street. Launch ramp at the base of the hill.
 - ii. Future access with River Road project completion.

5. Funding Priorities for Town Meeting - All

- a. W. Reed to discuss options with neighborhood group to take the lead for Sullivan's Court improvements, including boardwalk and bog bridges. Trail is already well used and disturbing wetlands. Additional discussion regarding ADA requirements.
- b. Bog Bridge funding for Dunn property. Additional research necessary for permitting costs.
- c. Motion that the OSC will prepare a warrant item for consideration for the Selectmen not to exceed \$1K for bog bridges on the Dunn property by B. Buschur. 2nd by J. Lambert. Motion passed unanimously.

The next meeting of the OSC will be September 16, 2020.

The meeting was adjourned at 8:32 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 limitations 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:

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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.