

West Newbury Open Space Committee
Meeting Minutes – Final

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Wednesday, April 15, 2020
Teleconference

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

The meeting was called to order at 7:22 p.m.

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1) Neve - John Dodge

- a. Neve would like to give up the bond due to ADA requirements
- b. Planning Board meeting topic. Certificate process needs to be finalized.

2) Beaucher – All

- a. June 14th deadline for comments to Angus.
- b. Developer has offered to buy the house on Main for road access into the development. Need a status update. Offering above market value.
- c. Status of Purchase and Sale agreement. Documents are on the Board of Selectmen site.
- d. 40B Discussion
 - i. Conversation w/Lenny Mirra - very difficult to stop 40B developer. Conversation with the developer - allay abutters concerns. Review site plans. Massive development.
 - ii. Collection of how it affects the town. The assumptions are that they are for urban and near public transportation.
 - iii. West Newbury - lack of 10% of affordable housing and no current housing plan. Small towns get oversized development. Of greater concern, other towns successfully resisted with a housing plan in place. Re-invigorate our plan for housing. There was a plan in MVPC handout Beaucher and Grue as a good parcel. Started affordable housing and never finished it. Never came to fruition.
 - iv. Mullen affordable housing idea was soundly defeated at town meeting.
 - v. West Newbury has inclusionary zoning. Long time since we have had an effort for affordable housing
 - vi. Patricia - Planning board 3 years ago had a consultant who did a recalculation of our open space to be developed by any purpose. Conclusion, far from satisfying the alternative test for affordable housing. Regulations changed.
 - vii. Read MVPC Report and come up with questions and observations to send in the packet to Mass Housing. Public safety, water, traffic light, schools, town, population explosion.
 - viii. Shrewsbury letter.
 - ix. Guidelines for 40B - text - whether or not a guidelines Chapter 40B, cited 760 code of mas regulations 56.04 (4) set out the findings that have to be made to find a project that is eligible. All familiarize ourselves and craft our objections and questions. Projects of this kind are eligible through financing through a state agency or private financier, affordable units 2 bedrooms. 50% of the total units 3 bedrooms or more. State wants to see units that have bedrooms.

- x. Questions on process. On the BOS meeting the 4/13/20, do not understand the Zoning Board of Appeals, if the developer can get by public safety issues.
- xi. Water and traffic - Coffin and River Road. Mitigation passed onto the developer if the permit requires road widening. The developer would have to bear the additional expense for water lines, etc. Developer would have to do that, not the town. They would foresee an exit on Main Street. Bulk of traffic on Coffin Street and Main Street. River Road would have more traffic. Light at Coffin and Main. Main street is a state road.
- xii. Scale would change that area of the town. The affordable housing rules can be hoisted onto an area that has to be remade to handle it.
- xiii. Angus will put out a FAQ rough draft for the state. Reconvene and review MVPC Report sent by Brad Buschur.

3) Permitting and Construction of 4 Bog Bridges - Brad Buschur

- a. Bridges - cover the initial cost and seek reimbursement from the town - \$130
- b. Approve in advance - Open Space Project
- c. 2 bridges required for wetland crossings/existing trail connections - \$10K bond amount from developer not enough to build these crossings.
- d. Research Planning Board minutes
- e. Consider potential CPC request in concert with bond to fund bridges.

4) Dunn Field - Patricia Reeser

- a. Making fallow places available to farmers. Likely Grant at Brown Spring might be able to use the additional acreage. Rick Parker requests to bring this subject back to the BOS for Dunn property or any other appropriate properties.
- b. Alfalfa field at Mill Pond was farmed. Dunn Property, not sure on details for rental. Request a formal contracting process for haying and farming 3 fields - 45 acres at least for the Main field. Research town moving. John Dodge to ask Wayne Amaral for details.
- c. Patricia Reeser to draft a letter - start the conversation about making it available for agriculture.

5) Rogers and Town Meeting Items - John

- a. Essex County Greenbelt to extend the contract for a year. CPA for Rogers in the spring.
- b. Town meeting - New date of 6/1/2020
- c. John to send an email to Vanessa for an update
- d. Open Space Committee will make a report for the Town Meeting. Re-establish dates for Rogers update after COVID-19 pandemic restriction measures end.

6) New Business - All

- a. Spray paint for trail markers in Riverbend. Markers and creating new blazes. The trenches have returned, people are walking besides the trail.
 - i. Brake Hill
- b. Neve Trail Finalization - Researching ADA compliant trail. Crossing needs to be ADA compliant.
 - i. Action plan - Letter to Town Manager citing where ADA requirement originates as ADA officer for the town
 - ii. Audubon guidelines - no state guidelines.
 - iii. Engineer or a landscape architect - scheme needs to conform with architectural board regulations. Regular trails do not require ADA compliance.
 - iv. John Dodge to send ADA notice for meeting with Angus.
 - v. Planning board agenda - next meeting. No formal request to get the certificate and waive the bond.
 - vi. Hard pack is okay for ADvA
 - vii. Condition of the Planning Board made the crossing ADA compliant

- c. Meeting Minutes - Motion to approve March 27 minutes, as amended – Unanimous
- d. River Road Conservation Trails - Jean Don Patricia - Met with Greenbelt regarding proposed trails for River Road Conservation Area. Dave Rimmer - mapped the site walks. Steve Greason sent another proposed map that was more extensive. John Dodge - Send documents to Open Space Committee. West part of the property - connecting trail. Parking lot - little place off the road at the trailhead. 3 cars parallel to road.
- e. Lovejoy property - Wendy Willis agent attempting a one owner deal that would preserve most of the parcel. Graf), additional parcels may see more development.

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The next meeting of the OSC will be May 20, 7:00 p.m.

The meeting was adjourned at 8:32 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: Call in # (712) 770-4700, password 617584 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.