

Open Space Minutes, 10-5-2005

Attendees

Anne Madden (chair)	Patricia Reeser	
Don Bourquard	Janet Thibeau	
Dawne Fusco	Mike Mokrzycki	Jean Lambert, associate

Topics covered

- Minutes of 9/12/05
- Trails subcommittee report and action items
 - Hilltop Circle/Craven Woods
 - WNOSC web site links to trail maps
 - Daley 40B
 - Dole Place
- Highway barn
- Other DPW issues
- Massachusetts Land Trust Coalition
- Mullen property
- Community Preservation Act
- Land Bond Protocol

Minutes of 9/12/05

Minutes of the Sept. 12 meeting were approved unanimously.

Trails subcommittee report and action items

- Trails subcommittee chair Don Bourquard presented a report of Trails Subcommittee activities and accomplishments. List of Don's work on numerous trail easements is attached below.
- The OSC discussed the Hilltop Circle/Craven Woods area with Barry Lacroix, who said a group of local residents wants to remove fallen trees on existing mapped routes. Don noted that this is on town property and said Selectman O'Sullivan assented if the OSC would monitor. A portion of the work area is under Conservation Commission jurisdiction and we will request their approval also. Dawne Fusco asked if there are any wetlands in the area and was told there are not.
- At OSC direction, Mike Mokrzycki created a link on the committee web site, <http://westnewburyopenspace.net>, to the Pipestave/Mill Pond area trails map on the MVPC site. Mike will create a section on the site for trail maps as more become available.
- Daley 40B: Don reported that the Zoning Board of Appeals agrees for us to show developer Ahern of proposed routes and report back. Need to coordinate with ZBA state-paid lawyer Babowski. Don to draft/OSC to review letter to ZBA on this matter.
- Dole Place: Don reported that 9 units are proposed as an OSD. Proposed 4' wide nature walk around the periphery (almost ½ mile) in contiguous open space. Some abutters are not pleased to have anyone near their property and especially

not the general public. Committee consensus was that this development holds little promise for a public trail easement.

Highway barn

Gary Bill discussed the planned highway barn at Pipestave Hill with the committee and other interested parties.

- Landscaping: Gary said he hopes to plant evergreens at the top of the slope along Main St. There also was discussion of several landscaping options on the other side of the barn, abutting the riding ring. Annie Madden noted that the West Newbury Riding and Driving Club is happy with Gary's plan for the barn. When the town gets a bid for the barn, Annie asked Gary to advise the OSC if it will allow money for plantings.
- Colors: Once the town gets a bid, Gary said he would come to the OSC with a color chart so he and the committee could pick out the barn's color.
- Lighting: The committee expressed a desire to minimize the effect of the barn on ambient lighting at Pipestave. Gary agreed that outside lights on sensors would make the most sense, so the lights would turn on at night only when someone is using the barn.

Other DPW issues

Gary suggested improved trails for the Mill Pond area. He said he may be able to hire someone next year to maintain the new Pipestave ball fields and this person may be available to do other work in the area.

After discussion, Gary offered to clear Pike's Bridge Road once a year, for cross-country skiing, hiking, bird watching etc.

Gary also advised that DPW will mow the field by Way to the River. He and the committee also discussed the condition of the trail between River Road and Way to the River.

The committee thanked Gary for his cooperation on the highway garage and other issues.

Massachusetts Land Trust Coalition

The committee unanimously approved joining the Massachusetts Land Trust Coalition at the Friend Level, at a fee of \$25.

Mullen property

The committee discussed the proposed town acquisition of the Mullen property for \$1.2 million, using the remaining money available via the Land Bond (a little more than \$1 million) with the balance to come from Free Cash.

Annie noted that Land Bond money can be used for "any municipal purposes." Committee members noted that when they were reappointed, the Board of Selectmen said their priority should be affordable housing. Several members said they felt using the land bond for the Mullen property would be most appropriate if the land is to be used to help the town meet its Chapter 40B requirements. The committee noted that the Mullen property, at 35 acres, would be nearly half the 78 acres devoted to affordable housing that

the town would need under the land-based approach to 40B. The committee also discussed whether the land could be used for over-55 housing (without adding to the burden on the schools).

Community Preservation Act

The committee discussed the status of CPA for Town Meeting. Annie said she would make a presentation at Town Meeting.

Motion: Janet Thibeu moved, Patricia Reeser seconded: That the Open Space Committee support town implementation of the Community Preservation Act at the 3% surcharge level. Approved unanimously.

Land Bond Protocol

The committee discussed suggested revisions to the Land Bond Protocol.

Motion: Don Bourquard moved, Janet Thibeu seconded: That the Open Space Committee authorize Annie Madden to incorporate the discussed revisions into sections 4, 5 and 9 of the Land Bond Protocol. Approved unanimously.

TRAILS SUBCOMMITTEE REPORT/Easements

Don Bourquard reported the following actions regarding trail easements:

- Knowles: Final PB decision to approve given; it will be South Meadow at West Newbury LLC. Formal easement needed, and is being negotiated by ECTA with us monitoring and supporting. Required before construction.
- Downey and Kelly: All comers easement at north end of Knowles to Main Street completed, held by ECTA.
- Mansfield: All Comers easement done, held by ECTA. Future link to Ash St and Crane Pond area via Paddy Rock Trail.
- Maina 1: private easement in process of execution, an all comers trail (connecting Knowles with Middle St.).
- Maina 2: possible private easement from Grange to Knowles. Assaying. May be all comers. The Maina links connect ultimately Mill Pond with the Grange and Middle Street.
- Long Hill: this 3 house project failed by a 3-2 vote, but for procedural reasons a revote is desired; this will be scheduled for Oct 18. A 4-1 vote is needed to pass.
- Mullen: Potential trails to be investigated.
- Whitegate: ECTA is willing to hold the required easement that extends down Kimball Lane. It is, however, dead ended at Travers. I will contact Pat Kelly. (note that the Myopia route for Oct 6 will run thru Kimball Lane on a largely PRIVATE route cleared thru to the town land at Action Cove, NOT using the Kelly property)
- Cawley/Pine Ridge: Status unknown at this time.
- Records: Continuing to receive all public and/or all comers easements described above.