

**West Newbury Open Space Committee**  
**Minutes of the meeting**  
**Wednesday, July 16, 2014**

Chairman Steve Greason called the Open Space Committee meeting to order at 7:40 p.m. in the second floor hearing room of the 1910 building with Patricia Reeser, Jean Lambert, Jennifer Germain, and Elisa Grammer (associate) in attendance.

West Newbury resident Annie Madden attended the meeting, as well as Vanessa Johnson of Essex Greenbelt.

After hearing no public comment, the Committee addressed its agenda.

**Right of First Refusal**

Regarding the Planning Board's draft procedures for the Town's right of first refusal under M.G.L. Ch. 61, it was noted that the procedures largely follow the statute, which is poorly written. *It was agreed that Ms. Reeser would draft OSC comments that would 1) clarify the receipt & time trigger for hand-delivered notice; 2) address circumstances where a purchase & sale agreement has in fact been executed; and 3) include procedures to confirm notice to interested Town committees that may consult on the right of first refusal.*

**Dunn Field**

Chairman Greason noted that Amy Bresky, who volunteers to mow town trails, has complained about damage to the Dunn property trails resulting from agricultural activity. He reported that trail posts have been ripped out and shredded at Dunn property trails. This precludes Ms. Bresky's trail maintenance and makes it difficult for horse riders and others to use the trails.

The Committee discussed the Dunns' sale of this land to the Town for \$3.5M with the proviso that the grantor, William Dunn, could farm until he died—which he did over 5 years ago.

*It was informally agreed that Ms. Germain would investigate the farming status and inquire with the Dunn family to make sure that there is no misunderstanding.*

*For the record, the Open Space Committee thanked Amy Bresky for her hard and dedicated volunteer work in mowing Town trails.*

**Beaucher & Grew Properties**

Chairman Greason stated that it now appears that an appraisal of the 80-acre Beaucher property at 28 Coffin Street can be had for \$3K, half of which would be funded by Essex County Greenbelt. He and Ms. Johnson explained that Jim Moynihan of LandVest can provide a "restricted use appraisal." This is equally useful as a full appraisal in terms of providing an analysis of value with highest and best use with full feasible development, but does not contain as extensive a narrative. Thus it is less costly than a "full appraisal."

Chairman Greason explained that the proposal to authorize an appraisal (which may or may not actually be commissioned based on an OSC site visit) was on the Community Preservation Committee's upcoming agenda. When he spoke with the CPC at their last meeting, they were hesitant: what would they be getting? At that time, the anticipated cost was \$15K. Chairman Greason noted that an appraisal has value to town, which Ms. Johnson will explain to the CPC.

Greenbelt's Ms. Johnson reported that she had contacted the Beaucher realtor. He said that the owner was out of town and did not want to show the property until he returned, which seemed odd in view of the desire to sell. The property has, however, been shown to a few people. Ms. Johnson will try to get in touch at end of July to try to set up a showing. *It was informally agreed that Ms. Germain, a realtor, will also attempt to arrange a site walk.*

*Committee voted to ask CPC for \$1,500K for a restricted use appraisal of the Beaucher property 4-0-0.*

As to the Grew property abutting the Beaucher property and running down to River Road, Ms. Johnson explained that she is in contact, but the owner is not yet ready to discuss his plans. He intends to make a presentation to OSC when he has a better idea of what he would like to do.

Ms. Johnson suggested that the OSC may want to revisit the Town's Open Space & Recreation Plan. How and why did the Beaucher and Grew properties become a priority?

### **Riverbend Bridge**

Mr. Greason noted that the Riverbend area bridges are built, but their ramps await custom metal parts. They should be coming tomorrow and Bob Weatherall, the supervising engineer, will work on finishing it up. A new little bonus bridge over a small wet area was made of leftover lumber. It may be that benches can be made with the remaining leftovers. The Coffin Street boardwalk is a beam short—but there are some items to be returned to the lumberyard, so perhaps this can be acquired in an exchange. Some trash will be taken by the Town's Department of Public Works for disposal.

*It was informally agreed that use of AmeriCorps and the construction of these bridges overall is a success that will be highlighted in a library display and elsewhere.*

### **Meeting Minutes**

*The Committee voted to approve the June 2014 minutes with spelling and other corrections. 4-0-0*

*The Committee voted to approve the November 2013 minutes 4-0-0*

The Committee adjourned at 9:15 p.m.

Respectfully submitted

Elisa Grammer