



**Town of West Newbury  
Select Board  
Thursday, September 15, 2022 @ 6:00pm**  
End of Cortland Lane, cul-de-sac  
[www.wnewbury.org](http://www.wnewbury.org)  
**Open Session Meeting Minutes- Draft**

**Open Session:** Chairperson Archibald called the open session to order at 6:06pm

**Participation at the meeting:**

Richard Parker, David Archibald, and Wendy Reed *Select Board Members*

Angus Jennings, *Town Manager*

James Blatchford, *Town Clerk*

John Dodge

Albert Ting

Nancy Pau

John Neal

**Regular Business**

**A. Review of field markings to consider potential locations for off street and handicap parking for trail head to access new conservation land and public comment.**

Archibald explained the purpose of the site visit, allowing the Select Board to visualize the area, boundaries, and property lines of the right-of-way. Explained area draw by DPW Director is the least impactful on current landscaping/utilities. Parker noted the location of the bounds marked off by orange flag. Archibald noted Town will have to look into if and/or where the utility lines cross under the easement, especially if there will be digging. John Neal asked if the area draw by the DPW would be graded and leveled. Parker stated yes it would have to accommodate vehicles. Archibald questioned where the path proposed trail would fall and would it be close to the midline of the easement. Parker stated trail could be routed anywhere within the right-of-way. Question on when the path was created, John Neal stated several weeks ago teenagers were cutting vegetation and driving with motorized vehicles along the trail currently present. Albert Ting stated Deb Hamilton had believed there use to be a path, pre-subdivision, which was historically an apple cart path.

Group moved onto the trail to look at the boundaries of the easement. Parker pointed out orange flags along the edges and border of the easement indicating its "L" like shape. Albert Ting talked about the need for forest management on his property which abuts the easement and how they are unable to access the adjacent part of their property from River Rd due to the powerlines and ravine dividing their property. Nancy Pau discussed the need for tree removal which is required by their forestry plan. John Neal asked what had been done over the last 20 years and Nancy Pau explained nothing had been done by previous owner. Currently scheduled to be done in the next couple of years, Albert Ting explained it should occur every ten years or so for good site management. Pau stated she did not believe the work would take more than one of two days. Question of what kind of equipment would be needed to come to the property. Pau stated it will depend on the work needed, if trees needed to be removed from site larger equipment and vehicles would be needed. Pau would get in touch with the forester and find out what kind of equipment would be needed for the site. Parker stated if something like a split rail fence was installed at the trailhead, just beyond the parking, it could easily be removed to allow access on the easement to reach the Ting/Pau property. Jennings stated the Town Attorney had stated the Town can not impede access to abutting properties. Parker pointed out trees larger than 6-8 inches in diameter would need a hearing to be removed.

Group returned to cul-de-sac. Parker reiterated conversation with DPW Director, felt marked off area top soil would be scraped up and 6-8 inches of stone/gravel would be put down, and a split rail fence installed at the end of the parking area. John Neal asked why the parking couldn't be kept on street. Archibald explained the Board felt off street parking would allow less of a disruption to the cul-de-sac. Neal asked about similar parking spaces near by and why people couldn't use those spaces instead. Reed explained those spaces were for other trails that would not connect to the trail system proposed off of this easement. John Neal felt chances were low anyone would ever use the parking spaces. Parker explained once trails are set up and mapped parking in similar locations is used frequently.

Discussion moved to signage and privacy screens. Archibald explained signage would be out of view with off street parking and on-street parking signage would be very visible. Reed asked if neighbors would like to see some sort of natural privacy screen could be set up like arborvitaes or something similar. John Neal stated yes and the lines would need to be clearly delineated, gave an example of people walking onto his property after their dog got loose and were taking pictures in his yard. John Dodge explained the alternative to this trail would have been a solar field or 40B Housing. Archibald stated trails and parks next to homes tend to increase property values. Question regarding if it would only be passive recreation like biking and walking but no horses. Reed believes horses could also be allowed on the trails. Pau suggested placing signs along the easement indicating where the trail is and warning people to "stay on the trail" and "private property." Archibald pointed out similar parking locations at the end of Farm Ln., off of Indian Hill, and Turkey Hill. Pau asked if Greenbelt could make the trail prior to the set up of parking spaces. Reed asked if DPW Director placed signs would that help. Archibald asked neighbors what they thought of signs. John Neal believed signs would not stop teenagers from coming onto his property. Another neighbor felt similar signage to River Rd. would be appropriate. Question on who would create parking spaces. Parker stated DPW would create parking locations. John Neal asked about the timeline for this project. Parker stated at the earliest would be next summer for parking, but Greenbelt would need to make plans for the trail first. Archibald restated the action items; to get Greenbelt's plan, place signs for delineation of easement vs private property, and for Ting/Pau to find out what vehicles/equipment would be needed for forestry plan. Pau stated if trees do not need to be extracted from the site, then just chainsaws could be needed and possibly no vehicles. Neal asked if the cable lines needed to be moved who would pay for that. Parker believed moving the lines should not be needed. Archibald agreed Dig-Safe and National Grid would have to be contacted for the plot plan of the site. Parker reminded the group that any trees on the easement over 6-8 inches in diameter would need a hearing prior to removal. Jennings stated any future discussions regarding design on the trail/parking would be held at a public meeting. Parker stated the parking site may be used as snow storage allowing for easier cleaning of cul-de-sac in future storms.

**Archibald made a motion to adjourn. Reed seconded. Motion unanimously passed (3 yes, 0 No, 0 Abstain). Meeting adjourned 6:52pm**