

Minutes of the Open Space Committee

September 2, 2015

Page 1

Members Present: George Johnson, Ann Marie Pilch, Lixy Carey, James Keast, John Vosburg

Members Absent: John Beling

General Topics:

Ann Marie made a motion to approve the regular session minutes of May 11, 2015. George Johnson seconded the motion, which passed unanimously with John Beling abstaining.

George Johnson made a motion to approve the regular session minutes of September 22, 2014. James Keast seconded the motion, which passed unanimously with James Keast abstaining.

Lixy Carey was contacted by Frank Chamberlain and asked who would replace Rachael Kane's position on the CPC committee. John Vosburg volunteered to fill the role.

Barbara Flannigan informed the committee that she is selling lots 1-6 including her two personal corner lots (intersection of Hill and Norfolk Streets) to a property developer. She would like to sell lot 7 and land under power lines (approx. 14 acres) to the town for \$200K. The committee indicated that they would be in contact with her soon. (The committee had further discussion on this matter in Executive Session)

Lixy Carey indicated that the Open Space Fund has a balance of \$101K. An additional \$150K will be credited to the account from the Warren Woods deal via Mass Audubon once the Conservation Restriction (CR) has been finalized.

Rogers Road Property and Town Forest Land:

Conservation Restriction. Lixy Carey will be meeting with Chuck Katufka (conservation agent) to review the CR edits next Tuesday (9/8/15). George Johnson indicated that a land survey is needed for this property before the CR can be finalized.

George Johnson indicated that the CR on the Adams Street Town Forest property needs to be finalized. However, before that can happen the property also needs a land survey including the land locked parcel owned by the Paul family.

George Johnson suggested that the committee issue an RFP for land appraisals for both the Rogers Road Property and the Town Forest Property. A request will need to be submitted to the CPC fund.

Ann Marie suggested that we look at the Purchase and Sales (P/S) documents for both properties to see if any existing surveys or maps are available to use for the CR finalization, rather than funding new land surveys. Ann Marie will review the P/S documents and advise.

Lixy Carey will contact the Pauls (owners of land locked property in the Town Forest) and discuss that funds to purchase their property are not available and suggest a possible donation to the town so that they are no longer liable for the property tax.

John Vosburg made a motion to enter into Executive Session for the discussion of real estate matters and to not return into Regular Session. George Johnson seconded the motion, which passed unanimously as follows: George Johnson - Yes, Lixy Carey - Yes, James Keast - Yes, John Vosburg - Yes, Ann Marie Pilch - Yes.

