

Land Use Committee Meeting Minutes 9/11/14

Attendees: Anne Mazar, Barry Iadarola, Peter Coffin, Sharon Cutler.
Guests: Residents John and Ivy Gomersall

The meeting was called to order by Anne Mazar at 6:35. The committee members had reviewed the minutes from the 6/12/14 meeting. **Barry moved that the minutes be accepted as written. Sharon seconded the motion and it passed with unanimous approval.**

Anne updated the committee on the status of Shawn Clifton's Eagle Scout project at Meadow Brook Woods. The bridge is complete, Anne provided some pictures to the committee members. A great deal of clearing of pathways was completed with the need to get the lumber to the site. Parker Grant will be working on his project, the second bridge.

The Town will be exercising its right of first refusal (61A property) on the Pearson property which is for sale for \$800K. Anne discussed two options for the potential purchase; the property divided into three sections, A, B & C, with Fisheries and Wildlife purchasing section A which abuts property they already own for an estimated \$200K (appraisals will be done to calculate the value of each of the sections), section C the town would purchase a conservation restriction limiting use to only open space and/or agricultural use and open space and Section B, which holds the house, barn and two acres to be sold through Northeast Farm Access working in conjunction with Metacomet Land Trust. The town's portion of the land will be leased to the farmer for farming use.

Peter discussed the con Com support of the project but a request that the town retain control of the property.

Anne explained that after 11/15 the Town will have approximately \$460K in the CPA budgeted reserve account and asked that the committee members attend the 9/22 BOS meeting to be available for discussion on this purchase.

Sharon moved that the BOS be asked to provide two articles on the warrant for the 11/15 meeting for the purchased of this property one for the scenario above and another (back-up) to ask for dollars for the conservation restriction on the front part of the property and the second article to purchase all of the property. Peter seconded the motion and it passed with unanimous approval. Anne indicated that additional funds would need to be asked for to cover the closing costs.

Discussions took place on the thirty acre piece of property at the corner of North Avenue and Hopedale Street. John Gannett, who donated the property to the Library Trustees has agreed to the Trustees turning the property over to the Town to be used for agriculture and related activities, open space or for a Library. **Peter moved that the committee support the transfer for this purpose. Barry seconded the motion and it passed with the unanimous approval of the committee.**

Barry moved that the meeting be adjourned; the motion was seconded by Sharon. The motion passed with unanimous approval. Meeting adjourned at 7:45.

Respectfully submitted,
Sharon Cutler