



Open Space Committee Meeting Minutes

Date: July 27, 2020

Time: 7:02 p.m.

Place: Internet/Zoom call hosted by Hannah Wilbur

Attendees:

Members: Andy Brengle, Co-Chair, Erin Coates-Connor, Katie Hone, Andrea Lacroix, Ralph Williams

Associates: Larry Eliot, Ed Monnelly

Staff: Hannah Wilbur, Open Space Program Manager

Guests: Monty Monroe, Jeff Denoncour

1. Citizen Queries

None

2. Minutes from June 1 and 22, 2020 meetings

Both sets of minutes were accepted after unanimous vote on motion from Katie and second by Andy.

3. Membership

Hannah requested all full members seeking another term go to Town Hall to be sworn in. The committee also welcomed Trustees of Reservations Ecologist Jeff Denoncour as a prospective full member, upon his anticipated swearing in.

4. Open Space and Recreation Plan 2020

Andy thanked Hannah for her efforts in finishing the draft plan and submitting it to the state July 13th for review. He also thanked other committee members for their contributions. Hannah wasn't certain when we would hear back from the state. The next steps involve making presentations of the plan to the Select Board and Conservation Commission. Hannah said she would provide a copy of the draft to all OSC members.

5. 173-178 Linebrook Road

Hannah provided an overview of the project for the committee, including some of the history relative to the trail and open space. Symes Associates submitted a 430-page final plan for Phases 2 and 3 to the Planning Board on July 9. The trail from Phase 1 across Linebrook Road and running up through Phase 3 to the farm road is clearly designated in the plan. The developer has only made a verbal commitment to help clear the way for the farm access road to the northern egress of the trail on Mile Lane. The town will have to replicate wetlands and pay for the dirt access road. The Planning Board could vote on final permitting next week or at a meeting in August. Hannah said she planned to speak at the meeting on the nitrogen loading restrictions placed on the open space portions the developer secured through easements to achieve a higher density in the development. Hannah feels this is double dipping as the

developer is reducing the value of the open space transferred to the town while adding value to the project, all at the Town's expense.

6. Kamon Farm

Hannah reported submitting the land grant application to the state earlier in July. It still looks like spring 2021 Town Meeting for putting the project on the warrant, since it's uncertain that we will know the outcome of the grant application by the October 2020 fall Town Meeting. Hannah planned to touch base with Chris LaPointe of Greenbelt.

7. Unanticipated items

Hannah brought up John Bruni's proposed 190-unit 40B development project called Essex Pastures off Route 133. The project is before the Zoning Board of Appeals. It's not really a matter within our committee's jurisdiction, but it does involve putting a high density development on open land behind the current Lahey building and shops. Andrea said at least one citizens group is considering a petition for a building moratorium out of concern for the stress on services and traffic the project could bring. Hannah said the town planning department also considered the moratorium route. Moratoriums must be very specific on the issues they aim to address and the solutions proposed to avoid incurring a developer's lawsuit; they also have discreet timelines. The committee decided to learn more about the project and discuss at a future meeting before deciding on any OSC action.

10. Executive Session and adjournment

After a unanimous roll call vote, on a motion from Andrea, seconded by Ralph, the Committee agreed to enter Executive Session at 8:10 p.m.

At 8:45 p.m., the Committee exited Executive Session and adjourned after unanimous vote on motion from Andrea, seconded by Erin.

Next meeting August 24, 2020

Respectfully submitted,
Andy Brengle

Adopted August 24, 2020