



## Open Space Committee Meeting Minutes

Date: February 24 ,2020

Time: 7:00 p.m.

Place: Ipswich Town Hall, Town Manager's Conference Room

### Attendees:

#### Members:

Andy Brengle, Co-Chair  
Wayne Castonguay, Co-Chair  
Katie Banks Hone  
Erin Coates-Connor  
Andrea Lacroix  
Ralph Williams

#### Associates:

Ed Monnelly

#### Staff:

Hannah Wilbur, Open Space Program Manager  
Beth O'Connor, Open Space Steward

#### Guests:

Chris LaPointe, Essex County Greenbelt  
Michael Tucker, attorney for Candlewood families  
Jeff Denoncour, ecologist with TTOR, citizen  
Virginia Stevens, realtor, citizen

### 1. Citizen Queries

None

### 2. Acceptance of Minutes from January 27, 2020 meeting

Andrea moved to accept the minutes; seconded by Ralph; voted unanimously.

### 3. 3 Candlewood Road: add to Open Space Bond List?

The Committee discussed the question of whether to add 3 Candlewood Road (formerly the Candlewood Golf Course next to Route 133) to the Open Space Bond List as a property to be considered for conservation. The previous landowner died in 2019 and the estate must be divided between several family members. Wayne advised waiting on listing—or at least not rushing—as the OSC has learned from experience that it is good to consult landowners beforehand. And as Town Meeting votes are required for bond list addition, it is more efficient to add parcels in groups rather than one at a time. To date, no one from the OS program or planning office has made contact with the family. Michael Tucker, an attorney with MacLean Holloway Doherty & Sheehan, P.C. who represents some of the family members claiming title

to the land, said he was on hand to hear what the Town's/OSC's attitude toward the land was. Tucker could not project or predict how long the probate process would take to decide the property's fate among inheriting family members. "It doesn't have to take a long time, but it might," he said.

Reasons for adding the land to bond list include making it eligible for bond funds should the Town wish to acquire the land (or conservation restriction). Inclusion on the bond list also allows the Town to compete in a timely fashion with other potential buyers should it be put on the market. Additionally, land on the bond list gets evaluated in comparison to other listed parcels.

The Committee did not vote on the question of listing, its members satisfied to await more information on its value as open space and progress in probate.

\*This was originally item #7 on agenda, but the Committee voted unanimously to move it up, on motion from Erin and seconded by Andrea, so guests here specifically for Candlewood could leave early.

#### 4. Kamon Farm Warrant Article

Hannah reported that the warrant article for bringing the Kamon Farm purchase before May 12 Annual Town Meeting (ATM) was drafted and slated for review at the March 2 Select Board (SB) meeting. The Committee discussed the need for vocal support at the SB meeting and at the Finance Committee meeting scheduled for March 17. Also discussed was the possibility of having the sellers speak at ATM or provide a testimonial in support of the sale, as they are excited about preserving the land for the future. It was suggested that Water Department director Vicki Halmen speak to the water supply benefits. Chris LaPointe of Greenbelt reported walking a representative from the state Department of Conservation Resources through the land. LaPointe also said that Greenbelt had prepared PR on the project and was actively raising funds for its portion. [See ECG write-up, video, photos and map here: <https://ecga.org/kamonfarm>.] Ralph questioned the need for TM if the Town wasn't paying over the \$500K threshold for TM bond authorization. Hannah and Chris explained the need for ATM approval despite the Town's eventual commitment of \$450K. The Town will be paying \$750,000, and will be reimbursed by the state grant. The monies cannot be dispersed for the purchase without TM vote. Greenbelt is funding the remaining \$400K or so. The Town will manage the conservation restriction on the land, while Greenbelt manages the land itself.

#### 5. 173-178 Linebrook Road

Symes Associates would not be appearing before the Planning Board the last week of February, according to Hannah. She believes they are working on resolving the route for the path on the north side of Linebrook in response to OSC objections. At some point we will see a new plan. The Planning Board asked for a traffic study relative to placing a crosswalk on Linebrook between Phases 1 and 3. Public safety is a primary concern of Planning Board and there have been accidents along that stretch of Linebrook.

\*The Committee voted unanimously to move this item up before the OSRP agenda item, on motion from Ralph and seconded by Katie.

#### 6. 2020 Open Space and Recreation Plan

Hannah reported a total of 476 responses to the survey, now that a second round has been completed. The Committee will start work on action items at the next meeting.

#### 7. Annual Report

Wayne and Andy were to write up the OSC annual report for 2019 for this year's Annual Town Report.

#### 8. Community events of interest (same as last time)

- 2020 Massachusetts Land Conservation Conference, Saturday, March 28, 2020, 8:00 am—4:00 pm, Worcester Technical High School, One Skyline Drive, Worcester, MA
- 2020 Massachusetts Open Space Conference, Saturday, April 25, 9:30 am—3:30 pm at Greenfield Community College, Greenfield, MA.

#### 9. Other items not reasonably anticipated

Caleb Garone has moved to Colorado, and so has officially resigned from the Committee. Jeff Denoncour, a coastal ecologist for the Trustees of Reservations, was in attendance and is interested in joining the Committee.

#### 10. Executive Session

Having no items to discuss, the Committee did not enter Executive Session.

At 9:09 p.m., on a motion from Andrea, seconded by Katie, the Committee voted to adjourn

Next meeting March 23, 2020

Respectfully submitted,  
Andy Brengle