

Land Acquisition Review Committee  
July 28, 2011 DRAFT Minutes  
Flynn Building Conference Room

Present: John Sklenak, Chris Morely, John Cutting, Matt Barack, Jan Hardenbergh, Debbie Dineen, Jody Kablack

### **Pantry Brook Farm**

Jody Kablack, Director of Planning and Community Development, brought up the potential preservation of this parcel to the LARC to get their input on the subject. The Town has negotiated several times over the years with the landowners, but has never settled on a preservation scheme. She was hopeful that this time the Town will be successful. This parcel is ranked highest on the 2009 Open Space and Recreation Plan for preservation due to many attributes of the property. Their intentions for the property are to retain ownership and grant either a CR or an APR to the Town and SVT. SVT expects to do some fundraising, similar to Nobscot. They are also working with Historic New England on preservation of the original house and barns, which they will not seek CPA funds for. They intend to restore the house and live in it, and invite groups to tour the house and property as an educational experience. SVT is willing to do the monitoring of the restrictions, like at Nobscot. They are hoping that this can be voted on at the 2012 ATM.

In response to questions from the LARC members, Ms. Kablack and Ms. Dineen responded:

Where is the property boundary with LSRHS? Is the ropes course on Pantry Brook property or high school property? The ropes course is on high school property.

Will all the property, including the Wolfe's existing house and the rental house across the street be included in the restriction? No, none of the houses will be included. The Wolfe's existing housing is on a separate lot already. The rental property will be carved out. The old house and barns will be on a separate lot to be dealt with (restricted) in the future with Historic New England.

Will the tree cutting business remain? Not sure.

What is the ownership of the property? Will research.

Will a site visit be scheduled? Yes.

Where will parking for public access be located? This is presumed to exist at the high school, where the existing trails are located.

Can any CPC funds be held until the historic preservation restriction is recorded, as assurance? Will look into this.

Ms. Kablack responded that these issues would be taken up in any future negotiations with the property owner. The LARC indicated interest in continuing to work on this property.

### **15 Hudson Road**

Jody Kablack described this potential project to purchase the property at 15 Hudson Road for historic and open space purposes. The house is deteriorated, and over the years several residents

have mentioned it would be a good addition to Grinnell Park. The Town Center is noted as a priority Heritage Landscape in the Heritage Landscape Report.

LARC members had the following comments and questions:

It is the only non-historic house in town center. Any new development on this property would be very visible and might detract from the historic district.

LARC members questioned if the Park & Rec Commission had been apprised of this property? Ms. Kablack said she was concentrating on the Historical Commission and the Historic Districts Commission, but will notify Park & Rec as well.

It was suggested the site would make a good location for a town museum.

LARC members thought the price offered will be an important component of the project.

### **Miscellaneous**

The minutes of Sept. 28, 2010 were approved.

There being no further business, the meeting was adjourned at 8:45 am.

The group had previously received a copy of the appraisal for the Fairbank Farm prepared for Bill Fairbank by Keystone Consulting Group. The appraisal for the land encumbered by an Agricultural Preservation Restriction pursuant to MGL c. 184 is \$755,000. This includes the reservation for one single family dwelling on the property, the potential for farm housing, allowance to use the property for agriculture, including expansion of existing operations, allowance to construct agricultural buildings, and no public access. The owner's offer is for the Town to purchase the development rights for \$750,000.

Committee comments on this proposal included:

- Any building envelope must be defined as to size and location.
- Farm housing should be in the building envelope.
- Farm housing should be out of sight from the public way and within a defined building envelope.
- We need to make sure that there aren't hazardous materials on the property (21E report).
- We should investigate trail linkages to Wolbach Farm. Public access should be attempted
- Will the land stay in 61A? Will the Town have a future right of first refusal?

- Can we restrict the ability to build farm housing in the APR and trump state law?
- We should define permanent versus temporary agricultural structures, similar to the Cutting APR.
- Review law on farm stands. How much product must be grown on the property?
- Think about a Historic Preservation Restriction on the barn. Would mean more money, but will preserve barn.
- We must justify the public benefit to the Town. Is preserving farms enough?
- Discuss potential monitoring of the property with SVT? They may be more interested if we get a trail easement linking to Wolbach.

A map of potential trail linkages will be prepared. A site visit of the Fairbank Farm will be scheduled.

The Town must complete an appraisal, and funds for the appraisal will be requested by J. Kablack from the Community Preservation Committee. Competitive bids were solicited, and the firm Prospectus submitted the lowest price of \$3,900. The Town has done business with this firm in the past and has been satisfied with their performance.

J. Kablack reported that another large landowner whose property is on the Open Space and Recreation Plan has approached the Town about preserving their property.

The minutes of July 8, 2010 were approved.

There being no further business, the meeting adjourned at 8:30 pm.