

Town of Colchester
Open Space Advisory Committee
Monday, June 13, 2016
Colchester Town Hall 6:00 PM
Regular Meeting Minutes

Members Present: Chairman Nick Norton, Vice-Chairman William Hochholzer, Ted Fuini, Linda Grzeika, and Town Staff Jay Gigliotti

Members Absent: Mary Stevens and B.O.S. Liaison Rosemary Coyle

1. **Call Meeting to Order:** Chairman Nick Norton called the meeting to order at 6:03 pm

2. **Citizens Comments:** None

3. **Approval of the May 9, 2016 Meeting Minutes**

Amendments to the 5/9/16 Meeting Minutes:

- 2nd Page, under the heading “**A. Open Space Plan**”, the second sentence shall be changed to read “...he revealed that the Town...”

Ted Fuini motioned to approve the 5/6/16 Meeting minutes as amended. Seconded by Linda Grzeika. All other Members voted in favor. Motion Carried

4. **Open Space:**

A. Open Space Prioritized Parcel List:

J. Gigliotti explained that he continues to work on the tabulating a list of parcels located within the limits of State Designed Greenways located throughout Town. He explained that the Planning & Zoning Department has been receipt of a high volume of applications which is slowing the process. Work shall continue on the list and J. Gigliotti hopes to have a near completed list within the next month or two.

Baroni Subdivision

A 4-Lot Subdivision on Pickerel Lake Road, entitled the “Baroni Subdivision” was approved in 2009. The open space requirement for subdivision approval was met by proposing to designate 11 acres in the eastern portion of the property as open space. The 11 acres abutted the state forest to the east and during the approval process, it was determined the 11 acres would be most beneficial if combined the state forest. J. Gigliotti provided the committee members with a map of the subdivision.

Vice-Chairman William Hochholzer explained that due to his work with the specific open space parcel, he shall be recusing himself from voting and all discussions on this agenda item.

The transfer of the 11 acres to the state forest did not happen because the property owner owed back taxes on the 11 acres. To date, the taxes have still not been paid. If the back taxes are not paid, there may be a potential for the town to end up taking control of the property. Should the Town end up taking the land, there would be no more back taxes owed and the state could then accept the 11 acres. J. Gigliotti explained the subdivision approval meant for the 11 acres to be preserved as Open Space.

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Discussion followed regarding the original subdivision approval, the composition of the 11 acres and the surrounding land of the State Forest.

Linda Grzeika motioned to recommend that should the Town take over control of the 11 acres set aside for open space in the Baroni Subdivision, the Town should then offer the land to the State, in order to be combined with the existing land of the state forest. Seconded by Ted Fuini. All members voted in favor motion carried.

5. **Any Other Business Deemed Necessary:**

A. Open Space Plan

J. Gigliotti stated that he has been unsuccessful so far in his search for notes or other documents relating to previous work done to revise the open space plan. He shall continue to look through both digital and paper files. Discussion followed regarding the possibility of obtaining input from other town boards and/or commissions and reviewing the plans conformity with recently adopted POCD and other land use regulations which may have been revised since the Open space plan was first adopted.

Park Place Subdivision

Mr. Gigliotti explained the new 17-Lot duplex subdivision, located between Old Hebron Road and Old Hartford Road was making good progress on the construction of the new road. The Road has been named "Nature Avenue". As the committee has previously discussed, the developer was permitted to provide a fee in lieu of open space land, in order to satisfy the open space requirement of the subdivision. Through the required appraisal, the land was valued at \$350,000. The Open Space requirement is 10% of that value, so the fee in lieu for the subdivision is \$35,000. This fee shall be paid as building permits are submitted for the build out of each lot. As a result of the progress of the work on the road, the developer is ready to begin the construction of the duplex. J. Gigliotti explained the developer shall be submitting building permits for ten (10) duplexes this week. The open space fees for 10 permits totals \$10,294, which shall be submitted along with the building permits.

6. **Adjournment**

Ted Fuini motioned to adjourn the June 13, 2016 meeting of the Open Space Advisory Committee, seconded by Linda Grzeika. All members voted in Favor. Motion Carried.

Chairman Nick Norton adjourned the meeting at 6:32pm

Respectfully Submitted,

Jay Gigliotti

