

Town of Colchester
Open Space Advisory Committee
Monday, March 14, 2016
Colchester Town Hall 6:00 PM
Regular Meeting

Members Present: Chairman Nick Norton, Mary Stevens, Linda Grzeika,
B.O.S. Liaison Rosemary Coyle and Town Staff Jay Gigliotti

Members Absent: Ted Fuini, William Hochholzer

1. **Call Meeting to Order:** Chairman Norton called the meeting to order at 6:05 pm
2. **Citizens Comments:** None
3. **Approval of the January 11, 2016 Meeting Minutes**
Mary Stevens motioned to approve the January 11, 2016 Meeting Minutes, seconded by Linda Grzeika **All Members voted in favor. Motion Carried**
4. **Open Space:**

A. Open Space Prioritized Parcel List:

During the January 11, 2016 regular meeting, the OSAC determined that a current, up to date, prioritized parcel list for protection and/or acquisition was needed. At the 1/11/16 meeting, the committee asked staff to identify parcels located within the Town's State Designated Greenways, which were not currently protected from development.

Mr. Gigliotti explained he began by populating a list of all parcels located within any of the Town's Greenways. Then, using this total parcel list, he worked to remove parcels from the list which were protected from development in one way or another. He utilized maps, deeds and other land records, to determine if each parcel currently had some land protection mechanism. Mr. Gigliotti indicated the researching of deeds and other land records for each parcel of land on the Greenway list, was quite time consuming. Nonetheless, to date, Mr. Gigliotti was able to identify 58 unprotected parcels, located within the Town's State Designated Greenways, ranging in size from 1.21 acres to 258 acres. As the research component for this project is a fairly tedious process, staff was unable to complete the listing.

As staff continues to work through the master list, the number of unprotected parcels identified within the Town's Greenways shall quickly exceed 58. Upon the completion of the unprotected parcels within the Greenways list, a comprehensive listing of these parcels shall be completed. In addition, staff shall develop GIS layer from the prioritized parcel list. The prioritized parcels layer will be able to be laid over the Town's Greenways, providing a visual representation of the prioritized parcel list on a GIS Map, assisting in the identification areas of concern, focus areas, status and/or trends...etc.

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Together with the GIS Layer and the comprehensive parcel list, the Town shall have a current, prioritized list of properties to focus protection efforts on. Discussion followed regarding the final results of the unprotected parcel list, the GIS Layer and other unprotected parcels, not included in this listing as they are not located within one of the Town's Greenways.

B. Discussion of Possible Open Space Acquisition:

Mr. Gigliotti explained he had been contacted by the Colchester Land Trust (CLT), regarding a 47 acre, parcel of vacant land, located on Windham Ave. According to the CLT, the owners are in a situation which they must sell their land, and they expressed interest in the protection of their land from future development. The owners contacted the CLT by responding to a flyer, sent out by the CLT, to property owners of land that is 20 acres and up. The CLT explained to staff, they have too many projects currently underway and unfortunately, cannot attempt to acquire this parcel.

Mr. Gigliotti explained the CLT contacted him regarding the property and even though the CLT cannot currently take this land on as an acquisition project, maybe the Town could. J. Gigliotti handed out a Town Open Space Map and a copy of the 47 ac. property survey. He highlighted the fact this 47 ac. parcel is located within both the "Colchester Spur Airline Trail" and the "Judd Brook Connector" state designed greenways. Mr. Gigliotti further explained that the property owners were asking for \$169,000 for the 47 acres. Discussion followed regarding any potential options for Town acquisition, including any potential grant opportunities and the current balances of the Town's open space funds. In addition, the OSAC asked staff to determine if this 47ac property had any type of potable water well restrictions. This became a topic of conversation because the property is located immediately to the south of the Town's Former Landfill (now capped and functions as dog park) and the Town's current Transfer station facility. Staff explained that there are several properties in the immediate surrounding area, which are subject to potable water well installation & use restrictions. Staff shall determine whether or not the property is subject to any such restrictions and report back to the OSAC at the April Meeting.

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

At the commencement of the meeting, several members indicated that the Town's Website inaccurately identified the meeting dates of the Open Space Advisory Committee. The Town's website indicates that the Open Space Advisory Committee meets on the 2nd Tuesday at 6pm at the Town Hall. This information is in two locations; first, on the "Boards and Commissions" home page and; second, on the Open Space Advisory Committee's webpage. The committee effectively voted to change from meeting on the second Tuesday of each Month to meeting on the second Monday of each month at their regular meeting held in September 2015. The meetings shall continue to be held in the Town Hall meeting rooms at 6pm. Jay Gigliotti shall make sure that the Colchester website shall be revised to reflect the appropriate meeting time & date of the OSAC.

6. **Adjournment**

Mary Stevens motioned to adjourn, Seconded by Linda Grzeika

All Members voted in Favor. Motion Carried.

Chairman N. Norton Adjourned the meeting at 6:37pm

Respectfully Submitted,

Jay Gigliotti

Handwritten signature of Jay Gigliotti, dated 3/18/16.