

Minutes of January 24, 2013 Meeting
West Boylston Open Space Implementation Committee (OSIC)
West Boylston Town Hall, 127 Hartwell St., West Boylston

Attendees: *John Hadley, Vin Vignaly, Barbara Wyatt*

Absent: *Ray DeSanti*

The meeting was called to order at 7:05p.m by Vin Vignaly, Chair. **Mr. Hadley moved to accept the minutes of November 20, 2013, second by Ms. Wyatt. Approved 2-0, with Mr. Hadley abstaining because he was not there.**

George Bernadin, West Boylston's voting member of the Greater Worcester Land Trust (GWLT), shared the latest updated information regarding Open Space and GWLT activities in West Boylston and the area. He praised the efforts of Colin Novick from the GWLT, who helped facilitate and orchestrated the Kent Property acquisition on Lee Street in West Boylston a couple of years ago. Discussion of potential open space acquisitions followed with the following list of properties determined to be of interest:

1. Bossi on Prospect Street - Colin has made contact with the owner to determine interest in selling.
2. Carroll's Pond on Prospect Street - this property is in bankruptcy and has significant opportunities for open space recreation, but has a very limiting Watershed Protection Restriction.
3. 405 Prospect Street - in bankruptcy, 10 acres of open space off Westland Circle could be protected. The town has first right of refusal to purchase under Chapter 61 but is it worthwhile?
4. 75 Laurel Street - not for sale and no contact has been made. The property is a beautiful field, not under Chapter 61 protection, that could potentially provide an alternative route to access the Rail Trail. Mr. Vignaly will contact the owner to determine interest in working with the town or GWLT.

Discussions with Mr. Bernardin regarding ways to reduce costs for open space property owners followed. Mr. Vignaly is awaiting a copy of an existing bylaw from Town Counsel (through Mr. Gaumond) that reduces or exempts sewer betterments on properties with deeded restrictions of development. It was offered by Town Counsel during a Selectmen's meeting in the summer of 2012, but has not been provided yet. There will likely be a demand for these flows by developers wanting to increase their discharges to the sewer, but these flows are required to be set aside for future use because the open space property owners have already paid the betterment. Mr. Bernardin noted that deed restrictions typically apply for 30 years or less. If longer periods of time are desired for limits on development, then a conservation restriction would have to be approved through the State.

Mr. Vignaly went through the most current version of the Open Space Section of the Master Plan Revision. The committee was asked to review it before the next meeting so a vote can be taken to send it to the Town-Wide Planning Committee for their use.

Next meeting will be in March 18th, 2013. Motion by Mr. Hadley to adjourn at 8:00 PM, Second by Ms. Wyatt, unanimous vote.

Respectfully submitted,
Barbara Wyatt, Clerk