

MINUTES January 30, 2014
West Boylston Open Space Implementation Committee (OSIC)
West Boylston Town Offices, 127 Hartwell St., W. Boylston, MA

OSIC Attendees: *Vin Vignaly, Brenda Bowman, Barbara Wyatt, Debi Mattison, Gary Flynn, Ray DeSanti*
Guest: *John Schlichte* Absent: *John Hadley*

The meeting was called to order at 7:10p.m.

On a motion by Gary Flynn, and seconded by Debi Mattison, minutes of the November 27, 2013 meeting were approved unanimously.

After our last meeting, the Town Administrator requested input from the OSIC relative to the potential Town acquisition of property located at 152 Prospect. The Town has the right of first refusal to purchase this property because the new owner, through a bankruptcy auction, wishes to remove it from Chapter 61A protective status and make it a residential use. Vin Vignaly provided a copy of the Watershed Protection Restriction currently in effect on the property that limits new uses to walking through and specifically prohibits construction of trails. The Restriction allows the owner access to hay the field, but allows little else. This Restriction covers about 24 of the 26 acres of the lot. The Chapter 61A protection is on this 24 acres, plus another acre, which is where the new owner wants to construct a residential use. There was discussion of the price, but that is not clear at this time. The whole property sold at auction for \$101,000. There was also concern over the maintenance and liability associated with the pond and dam structure on the property. Vin Vignaly said that the Land Trust had hoped to construct a trail through this property to their "Pine Glenn" property on Goodale Street, south of Malden. The group feels the area is well-protected by the CR, only 2.2 acres could be available for development. But Ray Desanti reminded us that once it is developed, it is lost forever. The lot is not in the sewer district, so septic systems are needed. The committee felt that if the town had to buy the whole 26 acres, the money could be better used elsewhere. But there were some questions of price, area to be acquired (could the town acquire just the 2 acres or even the one acre that is being removed from Chapter 61A protection?). Vin Vignaly will forward this information to the Town Administrator.

Mention was made that the northern 11 acres of 405 Prospect Street, that fronts on Hillside Lane was under agreement for sale. This area is not within the area of the Watershed Protection Restriction that DCR purchased. There was concern of another 40B proposal, but that does not appear to be the intent at this time.

The property at 1000 Goodale Street, 52 acres, was discussed where the College of the Holy Cross is considering constructing a retreat house. There was a roundtable discussion, but no OSIC members attended. This property may provide a convenient access/parking area to connect into the fire roads all the way down to River Road for cross country skiing and snowshoeing through DCR property.

Information was forwarded to the OSIC from the Worcester Tree Initiative, Tara Vavruska, requesting input to create a listing of areas for tree planting. The group encouraged planting of evergreens with the 30'+ buffer strips along residential properties near the pine grove and Goodale Park east of Crescent Street. Also mentioned was more shade trees for parking areas that exist in town and may be proposed where the pool building was recently demolished.

Vin Vignaly presented a draft of an article to summarize the results of the recently completed open space and recreation survey. Comments were made and an edited version will be submitted to the Banner for publication, and will be posted on the OSIC web site and the town's electronic bulletin boards, and at the library.

The February 20, 2014 meeting was cancelled, and our next meeting was scheduled for March 6, 2014 at 7PM.
The meeting adjourned at 8:40pm

Respectfully submitted, Barbara Wyatt, Clerk