

**MINUTES**  
**Adhoc Open Space and Recreation Planning Committee**  
**March 6, 2019**

OPENING: The scheduled meeting of the Adhoc Open Space and Recreation Planning Committee opened at 7:00 p.m. The following members were in attendance:

Dennis Clark, Chairman	Present
Russ Fox, Vice Chairman	Present
David Spina	Absent
Dave DeiDolori	Present
John Stadnicki	Present (late)
Craig Samuelson	Present
Bob Horacek	Absent

A **MOTION** was made to accept the January 17<sup>th</sup> minutes by Mr. Samuelson and seconded by Mr. Clark. (Vote was unanimous with 1 abstention- Mr. Fox.)

**Discussion:**

Mr. Clark asked the members if they all had received the highlighted PDF's that he sent them. Mr. Clark wants to have them mark up any changes they wish to make and date them, so he can keep track of them and send it back to him.

Mr. Clark stated that he asked to be put on the Planning Boards last agenda, but unfortunately they didn't have anything else on it, so their meeting was cancelled. Mr. Clark noted that he will be on the next one.

Mr. Fox had asked Mr. Clark if there was any other Boards coming in and thought that maybe April would be a good time to have a Public Hearing. Mr. Clark asked if we should set a date for one. Mr. Fox stated that we should advertise extensively about it, to encourage more people to attend.

Mr. Fox made a **MOTION** to have a public hearing on April 17<sup>th</sup> and was seconded by Mr. Samuelson. Vote was unanimous.

**Survey results**

Mr. Clark asked Mrs. DeMay how she assembled the information. Mrs. DeMay stated that she hand keyed in each survey individually on an excel spreadsheet and used the ADSUM to total each possible answer.

Mr. Fox stated that having 452 returned surveys was better than the last survey that was taken.

Mr. Clark noticed that Nature Trails was very popular on the survey.

Mr. Fox brought up the Budget Hearing that was last night for the playscape at Powder Mill School. Mr. Clark asked if the CPC request from the school was just for the playscape. Mr. Fox noted that the schools committee changed the name of the playscape planning stages to Community Recreation Center, because there will be bleachers on the track and screening to get out of the sun.

Mr. Fox stated that he will be meeting with the school tomorrow morning and will get more details for Mr. Clark.

Once the school gets the money, if the town approves, construction will begin.

Mr. Fox had also asked if the school ever got back to the committee about the school lunch program. Mr. Clark stated that we need to follow up. Mr. Fox noted that he will ask them about it when he sees them in the morning.

### **Maps**

Mr. Clark showed the latest Open Space map that we have on file and the categories that he'd like to exclude. There was Developable, Undevelopable and Potentially Developable properties. There was a lot of incorrect information and instead of changing them, he would like to eliminate them all together and instead have Permanently Protected Lands and Temporarily Protected Lands. Then the committee will know what we have for a percentage. The only way to make it permanent is to buy it, there is no other way.

Mr. Clark showed the committee on the map, certain areas that were once marked as Undevelopable, that are now developed as an example.

Mr. Fox pointed out, that the committee doesn't want someone using the current map, and arguing to a court of law that this map was approved by the Town of Southwick.

Mr. Samuelsen asked Mr. Clark what land is undevelopable. Mr. Clark noted that there really isn't any, that any land can be developed.

Mr. Clark stated that Chapter 61 land has different taxes because it's the code from the Assessor's office.

Mr. Phelps had stopped by and shared Chapter 61 analysis he had done back in 2016 for the Planning Board. (see attached)

Mr. Clark noted that the State doesn't have a list by map or parcels, they have a list by name. Mr. Clark divided up all the parcels by name, so that we can get a correct acreage per parcel by name. And he feels fairly confident that he has all that information correctly.

The next thing that Mr. Clark would like to do after, is what is currently in Chapter and what the percentage is that the town is losing to Chapter lands.

Then when you go on the town's website it will have layers that you can look at, such as, what is Chapter 61, 61A, 61B, etcetera.

### **Priority properties to preserve or remove**

Mr. Clark asked Mr. Samuelson if the Drake Mountain property was able to be preserved because it's been on the Open Space plan for decades.

Mr. Stadnicki jumped in and stated that he doesn't believe there would be any use for it because it's private property. Mr. Stadnicki noted that at one time they used to make hoops in that area. The street was once called Hoopal Road instead of what it is now, Honey Pot Road. The structure that is there now, no one really knows what it is.

Mr. Clark had brought up that there was a parcel on Pauline Circle that had big frontage on the Rail Trail. About 10-15 years ago the Open Space Committee was going to clear it out, plant trees and make a picnic area. But then the neighbor and one other came before the Select Board and stated that they didn't want anything nearby their house and the project was halted. Mr. Clark noted that this might be a good project for the Park and Recreation Committee, if they could possibly get a grant to rekindle that project again, since it is still in the Open Space plan.

Mr. Clark also noted that the Park and Recreation Committee is applying for a grant to clean up the Rail Trail.

Mr. Clark stated he went to the last Finance Committee meeting and the Select Board meeting, where they talked about the North Pond land. Mr. Clark noted that there has been false assumptions made that it has levels of protection where other lands don't, which Mr. Clark said, it is not true. The only protection is the vernal pool and a portion of wetland. Currently there is a house that is being built that is the last available land on North Pond. It has steep slopes and will have a retention wall built.

Mr. Bill Fawcett used to be the manager of the property until his step mother, Denise, took it away from him. One of the properties he managed was North Pond View Estates. If she didn't remove him, North Pond would have been developed a long time ago. That is one of the reasons why Mr. Clark believes it is so important to preserve it. And there are developers who are interested in it.

And hopefully, Mr. Clark stated, that the property will be in the next Open Space plan. The next town meeting will decide if it will come out of the General Funds, but it surely should be taken out of the CPC funds.

Mr. Clark also noted that if any of the members have any property's they'd like to see preserved or enhanced, now's the time to put it down so the committee can discuss it at the April 17<sup>th</sup> Public Forum.

Mr. Fox asked Mr. Clark if we can ask the Pioneer Valley Planning Commission for technical support by updating the map. Mr. Phelps noted that we can access a data Portal from PVPC to find a lot of this information. Mr. Clark asked Mr. Phelps if he could send him a link to that portal.

Mr. Clark would like to invite Mr. Brown to our next meeting to go over any changes to anything highlighted in green in regards to the sewers.

Mr. Fox noted that the Select Board is working on a deal with the apartments on Babbs Rd. They currently have three buildings that aren't attached to the sewers. They would like to hook up one or two of the buildings now and leave one vacant. But if they do, they have to run all the lines down, even though some will not be hooked up. They will pay once they hook up.

Mr. Clark asked Mr. Deideleri if he had gotten the listings put together yet from the Parks and Recreation. Mr. Deideleri stated that he'll have it all written up and email it to Mr. Clark before the next meeting.

**Goals for the next meeting:**

1. Changes to the highlighted PDF that Mr. Clark sent to the members
2. School lunch program
3. Update on Maps
4. Priority properties to preserve or remove.
5. Invite Randy Brown and DPW to our next meeting to go over the sewer plans.

As there was no further business to discuss, Mr. Fox **MOTIONED** to adjourn at 8:00 and seconded by Mr. Clark. The vote was unanimous.

The next scheduled meeting is April 17, 2019.

Respectfully submitted,

Cindy DeMay, Secretary

cc:  
Select Board  
Town Clerk

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Dennis Clark Chairman

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Russ Fox, Vice Chairman

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David Spina

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Dave DeiDolori

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Robert Horacek

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Craig Samuelson

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John Stadnicki

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Date