

**MINUTES**  
**Adhoc Open Space and Recreation Planning Committee**  
**January 17, 2019**

OPENING: The scheduled meeting of the Adhoc Open Space and Recreation Planning Committee opened at 7:10 p.m. The following members were in attendance:

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

**A MOTION** was made to accept the amended December 13<sup>th</sup> minutes by Mr. Samuelsen and seconded by Mr. Spina. Vote was unanimous.

Mr. Clark announced that we have a couple of guests tonight, Mr. Slessler, Town Planner and Mr. Phelps, former Town Planner.

**Discussion:**

Mr. Slessler and Mr. Phelps both had reviewed the 2012 Open Space Plan and agreed that the goals have still remained the same, to have a mix of rural, residential and open space. For a current example, the country club development has to have 40% of open space included with their plan. The town isn't narrow minded and trying to get as many houses as we possibly can into an area, but to get a balanced envelope of the area.

Mr. Clark asked if it's possible to add to the new plan, that developments encourage bike paths within their design.

Mr. Slessler also stated that there is a new thing called Pocket Parks, which is a small lot for kids to play or a place to wait while the kids wait for their school buses. But it has been voted down, because the people thought it wouldn't be maintained properly.

Mr. Slessler also noted that they proposed to make access to the open space. There was logging roads through a 28 acre area. Mr. Clark asked if they could put a park in that open space. Mr. Slessler stated that they could, but who was to maintain it. Mr. Phelps stated that he has always encouraged a neighborhood park with minimal amount of equipment. A place where people can come together instead of staying in their home.

Mr. Clark stated that in the Master Plan, if it was added, that it was mandatory to include such a park in a new development.

Mr. Clark asked Mr. Slessler after he spoke about the FRD, to have a cap on the Phase Growth. Mr. Slessler stated that it had expired in 2012, when at the time, it was put in the early 2000's. They were expecting a big boom and then the economy had fell flat. Mr. Clark asked if they should include it in the next plan. Mr. Slessler and Mr. Phelps both agreed that it should be taken out.

Mr. Clark asked Mr. Slessler about the old survey that was taken and if they are still viable.

1. New residential housing to be single family homes instead of multi-family- This is still in account.
2. Preference to new businesses instead of night clubs- The town doesn't have night clubs only bars where Springfield and similar cities have districts. It hasn't been acted on.
3. Multi-purpose teen rec center- Since then, Whalley Park was built and the school has social events.
4. User fees for sewer and maintenance for water and infrastructure.
5. Preference on limited number of building permits- This has lapsed
6. Strong preference for water quality protection measures- The town is still enforcing that. We have protected areas that have planning limits over the aquifer.

Mr. Clark asked Mr. Slessler about the new bi-laws that have passed since the 2012 Plan. Mr. Slessler stated that there are two of them.

1. The R-zone which is on College Highway- The Planning Board is allowing mixed use.
2. The storm water management, which is a water quality matter.

Mr. Clark questioned how Southwick became a Recreational Community.

1. Mr. Phelps believes it was Economic Development, but it hasn't been in any type of planning process.
2. Mr. Slessler noted that a lot of towns have a logo, such as Springfield's- Home of the Basketball Hall of Fame. He believes it morphed into a logo for our town, because of the lakes, golf courses, motocross and the Rail Trail.

Mr. Samuelsen had mentioned about the Black Rabbit business that had been allowed to be developed. He was concerned that it starts out as a winery, or whatever, and then eventually turns into a bar. The residents in that area who have lived there for many years, such as himself, are concerned about how it could evolve.

Mr. Slessler stated that they were a farm and have agricultural exemption. When the company first came to the Planning Board, they presented themselves as Farm-to-Table. They wanted to be able to grow their produce and animals to serve to their customers. They are limited to their production of the beer/wine.

Mr. Clark asked about accommodations for the storage of snow for the new sub divisions. Mr. Slessler stated that, such as the Saw Grass community, they have an area on the cul-de-sac, that is reserved to push the snow into.

Mr. Phelps mentioned about the statistics from the 2012 Master Plan, that we may be able to get some money from it. Mr. Slessler stated that the 2012 plan was a good plan, it just needs updating.

Mr. Samuelson had brought up if the town is getting tax revenue from solar farms that are going up. Mr. Slessler stated that the town is. For example, Big Y owns their solar farm. They are paying in lieu of taxes.

Mr. Samuelson had asked if there is a master plan goal on sewers. Mr. Slessler stated that the SIC said the people don't want to participate in it. The town doesn't have surplus money to put into new sewers. The schools needed a new sewer system, which they updated, but only has a 3" line. That is enough for the school, but not big enough to tie into a neighborhood.

Mr. Phelps noted that it could tie into Open Space, that having larger lots are to have an on-site septic system. But having a sewer will help having better quality water.

Mr. Clark asked Mr. Slessler if he could put the Open Space committee on the Planning Board's agenda. Mr. Slessler stated that the Open Space committee needs to send a letter to request being put on the agenda to start a paper trail for them. Then it can continue the conversation.

Mr. Clark noted that the contract was signed for CAI to start the work on the maps. CAI had contacted the Assessor's office with the unique parcel identification numbers and intern sent it back to Mr. Clark to start the process of creating the online town GIS maps. Mr. Clark will have a map to show hopefully by the next meeting.

Mr. Clark stated that the priority properties that were to be preserved are being eliminated. Because either they are already gone or are not preservable. The committee will ask the Select Board what they believe needs to be added. For example, Drake Mountain can't be preserved because it is private property. Mr. Clark asked about Baxter Sand & Gravel, if they were interested in being preserved. Mr. Samuelson mentioned that he heard that someone went to speak

with them to put in some new homes. Mr. Samuelson spoke with Baxter and said they promised him first rights of refusal.

Mr. Clark thanked Mr. Slessler and Mr. Phelps for attending this meeting and that they were very informative.

**Goals for the next meeting:**

1. Getting a draft put together so they can go over and see what they like and don't like.
2. Survey results.
3. Park and Rec will compile the information they gave from the last meeting.
4. OSRC to meet with the Park and Rec committee
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. Samuelson made **A MOTION** to adjourn the meeting at 8:30. Mr. Spina had seconded the motion. None opposed, the motion passed unanimously.

The next scheduled meeting is March 6, 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 Samuelsen

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John Stadnicki

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Date