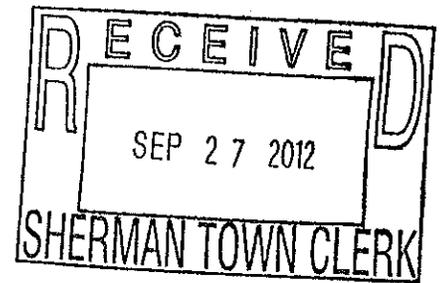


**Land Acquisition Fund Advisory Board
Meeting Minutes
June 20, 2012**



Attendees:

Andrea O'Connor
Marge Josephson
Al Kenney
Neil Volkmar
Colette Shulman
Fran Frattini
Laura Pettinato, Clerk

Absent:

Jerry Siegel

Chairman Andrea O'Connor called the meeting to order at 7:09 p.m.

I. Review of Minutes of Meeting of May 16, 2012: Andrea moves to amend the agenda to approve the minutes of the April 18, 2012 meeting instead of the minutes of the May 16, 2012 meeting, Fran seconds. Colette moves to accept the April minutes, Al seconds, with the correction of the spelling of Colette's name without the Y, all in favor, with Andrea abstaining (because she did not attend the meeting). Approval of the minutes from the May 2012 meeting has been deferred to the next meeting.

II. Discussion concerning contents of minutes: Fran submits Roberts Rules of Order on formatting minutes, and the board agrees that discussions will be summarized without specification as to particular comments by specific speakers. The board agrees that the summary should include the reasoning behind the decision(s) being made. This will be helpful for documentation purposes and for people referencing minutes in the future.

III: Begin task of identifying specific properties within priority areas as a guide to future potential acquisitions: Andrea says that discussion of these sorts of properties should be held in executive session. The board references the Sherman Land Acquisition Fund Advisory Board Property Prioritization Grid. The board agrees there is great value in prioritizing the criteria. The value range had not previously been discussed in detail. Members discuss a low/medium/high rating range, with a "0" as non-applicable.

A two-step process is suggested – to check which category applies for each property, and then assign a value. Each of the proposed 14 criteria could be weighted differently, with each of the criteria given a value in and of itself, and then go back and check each category for the individual property. A second proposed method of filling in the chart is to complete each criteria category for all of the properties (comparing each to the other). A two-tiered system is agreed upon, with three numbers for low: 1-2-3, medium: 4-5-6, and high: 7-8-9. Using this method, certain properties should come up on top.

The board reviewed each of the 14 criteria, and assigned numbers 1-9 to each as follows:

1. **PWS** (Protection of watershed) board agrees this is the most important criteria. Value: 9
2. **AV** (Agricultural value) is important because of the nature of the community – board agrees this is very important. Value: 9
3. **LPL** (Linkage to other protected land) this is of a medium to medium/high importance. Value: 6
4. **ROD** (Immediacy of risk of development) a medium importance. Value: 5
5. **NRV** (Natural resource value) some of this falls under PWS – so alone, low importance. Also contemplated is striking this from the list. Value: 3
6. **HS** (Historical significance) as it relates to land, for example stonewalls and old mill sites. Could also include old working farms, and history of the town from a land perspective. Board feels this is a low importance. Value: 2
7. **PS** (Parcel size) Board feels linkage is more important than this, so this would be a medium with potential to go down. Value: 5
8. **PPR** (Potential for passive, non-profit, non-commercial recreation) board falls from low to high on this, and the members discuss whether people will be out enjoying the land. The ability to use the land is a factor, and it is important if people can use the land. State grants require that there be public access to the property. Board agrees with an overwhelming medium. Value: 6
9. **WH** (Wildlife habitat potential) this could be a high/medium/low within the category itself. Medium to medium high. Value: 5
10. **PNF** (Prime Natural Features) is combined with ^{#12} ~~13.~~ **OF** (Outstanding or unusual features) into a new 10th criteria called **PNOF** (Prime natural features/Outstanding or unusual features) this could include non-natural features like stonewalls or fences or barns. The agreed value is between medium/high: 7.
11. **SAF** (Scenic/aesthetic value) This is what people can see from outside of the property – people who may not see an internal specific character of the property. Board agrees this is a high value – Value: 8
12. **EDP** (Extent of development potential) Board feels this is of high importance. Value: 7
13. **WVV** (Wildlife viewing value) for example birding. Low value. Value: 3

THE TOTAL OF ALL VALUES: 75

The next task facing the board is to tick off which features go with each property. A few board members take a pass at “x-ing”/”checking” the factors that apply to each property. The board ultimately decides that each member will complete this information for the properties they know, and then forward their individual sheets to Al. Al will compile all of this information, and bring a preliminary chart with the factors to the next meeting.

IV. Discussion of strategies to implement the open space plan:

Potential alternative funding sources for funding the Land Acquisition Fund and/or acquisition of land or interests in land & b. Stewardship of lands purchased through the fund: Andrea notes that the board needs to decide if they want to stick to their bylaws, or branch out to more policy considerations, things that will enhance conservation values, or if they want to leave that alone. Also, in light of the economic climate and the amount of borrowing the Town has done, the board needs to consider whether they are interested in hunting for other sources of

funding for land acquisition. Also, the board could consider the possibility of applying for grants for open space, with the board doing the legwork (with the approval of the Board of Selectmen). The third rung of this is stewardship, how can the board make sure there is a smooth transition, is it something this board should think about or is it something other groups should be thinking about. The board agrees again that rating these properties is extremely important. Al spoke with State Representative Rich Smith, to see about getting something on the books to do a transfer tax. Al says Rich Smith thinks something is being circulated now, and he would support this. This is something that has been postponed many times in the past.

V. Public Comment: No members of the public are present for comment.

VI. Items for future agendas: Aside from Al completing a preliminary grid, no additional items are discussed for future agendas.

Neil moves to adjourn the June 20, 2012 meeting of the Land Acquisition Fund Advisory Board, Al seconds, all voting in favor. Meeting was adjourned at 8:38 p.m. July 18th 2012 will be the next meeting date.

Respectfully Submitted

Prepared by,



Al Kenney, Secretary

Laura J. Pettinato, Clerk

These minutes are not considered official until they have been approved at the next regularly scheduled meeting of the Land Acquisition Fund Advisory Board.