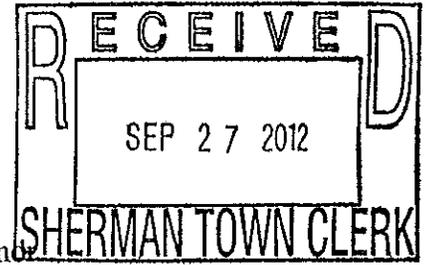


Land Acquisition Fund Advisory Board
Meeting Minutes
August 15, 2012



Attendees:

Marge Josephson
Al Kenney
Colette Shulman
Laura Pettinato, Clerk

Neil Volkmar
Fran Frattini

Absent: Andrea O'Connor
Jerry Siegel

Marge (chairing in the absence of Chairman Andrea O'Connor) called the meeting to order at 7:07 p.m.

I. Review of Minutes:

Meeting of May 16, 2012 (revised): Al will further condense the minutes to actions and decisions only, and they will be considered again for approval at the September meeting.

Meeting of July 18, 2012: Colette moves to approve the minutes, Fran seconds, all in favor.

II. Ratings of 3 prior Town acquisitions: Munch Meadow, Towner Hill, Happy Acres: Three of the board members ranked previously acquired properties (from a pre-acquisition perspective), to see how the new rating system works with properties that have already been preserved. The three board members scored the properties as follows:

Towner Hill: 46, 23, 52

Munch Meadows: 54, 15, 28

Happy Acres: 37, 39, 46

The Board questions if it would be worth re-reviewing the previously rated properties by people who really know the properties well, for a more accurate assessment. The Board recognizes that members may not be familiar enough with the properties to rate them accurately. While some criteria can be noted from maps, many properties have subtleties. A key factor is a distinction between a "zero" and a "no-score. A characteristic should not receive a score until somebody who knows something about the property can assess that criterion. The Board notes the value in the rating scale is more about going through the exercise, not so much the end number.

III. Suggested revisions to rating tool: The Board members concur that the rating system is a handy tool and great learning exercise, and no numbers seem to be too far off right now on the first pass. The Board will start to build a file on each property that can be available for perusal by future generations. The Board can focus on a few properties at each meeting, to build up the material for the file. Materials in these files can include information obtained from google earth, like maps, aerial views, topography, soils, and watercourses. Much of this information can be compiled on computer. The Board discusses possible locations for keeping a "hands-on" compilation of these files. Wherever the file is kept, it should be a place where it won't disappear and will be available for future generations. Additional information that can go into

these files can include historical descriptions as well as the current status of the property, including wildlife and plant species.

The board ponders the hypothetical situation of a property coming up that is in the bottom 1/3 of the rankings. If funds were available to purchase this property, would the board purchase? Or would they decline, because it was in the bottom 1/3 of the rankings? The Board concludes that more would be needed to make this decision than just the rating-system rank and numbers. There are other factors and variables that would need to be considered in determining whether or not to purchase such a property, such as price, property uniqueness, and emotions/Town feelings about the property.

IV. Discussion of possible contribution of the LAF to the acquisition of Property "F": Fran moves for the Board to go into Executive session at 8:10 regarding Property "F", Colette seconds, all in favor. The Board comes out of Executive Session at 8:45, and notes that no action was taken during Executive Session.

V. Process for developing "dossiers" on potential properties of interest: This could include a combination of aerial and topography maps that center on each of these properties and a little description about them. Again, the Board concludes that there needs to be a physical file kept someplace. It is noted that there is a new website that might be useful for the Board to access to print maps from. This is available though Litchfield Hills Greenprint.

Closing Comments: The Board members might walk the properties or do 'drive-bys' to gather more information. It is noted that inherited properties where heirs are looking to make money are of some interest (like the Chapel Hill Estates), where some of the property is preserved. A question would be whether the Town would be willing to get involved with that. The next scheduled meeting is September 19th. Marge will be away, and Colette may be away as well. The Board members will see what materials can be put together prior to the next meeting.

VI. Public Participation: No members of the public are present for comment.

VII. Adjournment: Fran moves to adjourn the August 15, 2012 meeting of the Land Acquisition Fund Advisory Board, Neil seconds, all voting in favor. Meeting was adjourned at 8:50 p.m.

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.