

**Town of Easton  
Community Preservation Act Committee  
Meeting Minutes**

**Date:** November 13, 2008  
**Location:** Mary Connolly Meeting Room

**Members in Attendance:** Patricia Hunt, Doug Mullen, John Grant, Christine Santoro, Len Cidado, Colleen Less

**Members not present:** Ed Hands, Avery Lee Williams, Dennis Sheedy

**Call to Order:** Meeting called to order by Hunt at 7:00 PM.

**Approval of Minutes:** Motion by Mullen, 2<sup>nd</sup> Grant, minutes of 9/11/08 approved as written, with Santoro and Cidado abstaining.

**Community Preservation Issues:**

**Housing:** No update; Sheedy not present.

**Conservation:** Grant – deed signed by selectmen for Dean Street property, transferring to Conservation Commission. Property had been purchased with CPA funds and was required to be in Conservation Commission’s control for conservation in perpetuity – per the CPA law.

Conservation purchased 38 acres of land off Highland Street for 185K, with 1 developable house lot.

As part of a Girl Scout project, Sarah Loftus with the help of the DPW installed ramps to prevent turtles from getting trapped by newly constructed sidewalks on Allen Road.

Williams Street property proposed for 40B. Conservation makes recommendations to Board of Appeals on state regulations and town regulations.

Worked with Board of Appeals on Purchase Street property as endangered habitat for Blandings Turtles. Offered 125K for land, went up to 175K; if owner could get 1 house lot, would donate remainder of property. Board of Appeals approved gift of 14 ½ acres. This purchase preserves important habitat.

Denied 2 (two) 50’ buffer zone projects. 10 days later served with 2 civil suits.

Mayflower Estates, lots 1 & 2, 20 acres, Owner interested in selling, conversation interested in buying as habitat land. Owner would like to keep 1 house lot and access for 475K (18 acres) or 750K for whole lot of land. Would be valuable to pursue if price reduced. Due to poor access would make it difficult for recreation.

**Historic:** No update; Hands not present.

**Recreation:** Cidado – will report to Recreation Commission. Stated successful summer programs, great participation, but Town pool remains a challenging issue due to maintenance costs, etc.

Ohlmstead/Richardson playground in full service. New issue is the question of maintenance; working with PACs to help with upkeep. Snelgrove playground up and running, landscaping completed.

Cidado questioned the town's/committee's involvement if any in development of a parcel of land behind Friends Crossing, where ball fields are. Grant gave history of Friends Crossing development – there was an agreement with owner to donate 24 acres of land to the Town if development ok'd. Property was mortgaged for 25 years. After the 25 years, which is now, agreement is ready for implementation – Town to pay \$1 for land and land to be transferred to Conservation Commission. Status of deed and plans for parcel not known at this time. Skeptical of land being useable due to wetness per Grant. Grant noted that Conservation Commission is dedicated to obtaining recreation land.

Grant listed land on the acquisition list which will become available at some point. 1. Marshall Farm land, Oliver Ames felt it should be maintained for agriculture. 2. Howard Farm, good for recreation use. 3. Gill Farm, Depot Street, 30 acres of good recreation land. 4. Clover Valley on Poquanticut Ave, not conducive to recreation use, mostly wet – conservation purposes.

**Planning & Zoning:** Santoro – Shovel Shop Project, joint meeting with BOS and developers, ideas discussed. Although it's a 40B project, mixed use is a possibility. Property has many historical features, drainage concerns are an issue.

Hunt questioned if approval of Queset Commons project 40R would halt 40B projects, as represented at town meeting. Santoro stated regulation doesn't apply as application went in before. It may be possible for the Town to say Shovel Shop Project is a 40R, but that doesn't exclude 40B.

Working on categorizing rules & regulations so information is in one useable handbook.

**Invoices:** Historic Project - Bill submitted by John Melin for work done on WWI monument at Grammar School. Motion by Mullen to approve payment, 2<sup>nd</sup> Grant, unanimous, subject to Historical Commission Approval.

**Miscellaneous:** Hunt discussed whether we wanted to establish a CPA funding submittal deadline as has been suggested by several people, including the Selectboard's chair. Less suggested a more formalized application process is a good idea. Hunt stated final applications would have to be in realistically by February meeting with all the info or earlier to be reviewed in time for annual Town meeting in May. Committee will formalize the application timeline at next meeting.

Next meeting: 12/11/08

**Adjournment:** Motion by Mullen, 2<sup>nd</sup> Grant, meeting adjourned at 8 pm. unanimous.

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Karen Gilbride-Raynard, Secretary      Date

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Avery Lee Williams, Clerk      Date