

TOWN OF WENHAM

Conservation Commission
Meeting of January 25, 2016
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Conservation Commission was held on Monday, January 25, 2016 at 7 PM in the Selectmen Chambers.

With a quorum present, Mr. Colarusso called the meeting to order at 7:13 PM.

Board Members Present: Philip Colarusso, Chair; Leo Maestranzi; Robert Burnett; Malcolm Reid

Not Present: Jerome Hunsaker; Michael Novak

Also present: Emilie Cademartori, Coordinator; Catherine Tinsley, Recording Secretary

Public Information:

Agenda

Minutes – November 16, 2015; December 14, 2015

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Vote: Mr. Maestranzi moved, and it was seconded, to approve the minutes of November 16, 2015. The motion carried unanimously.

Vote: Mr. Maestranzi moved, and it was seconded, to approve the minutes of December 14, 2015. The motion carried unanimously.

Lakeview Property – MGL Ch. 61 B Notice to Convert

Ms. Cademartori reviewed that the Lakeview Golf Course property has been held in Chapter 61 as recreational use. The Board of Selectmen received a Notice to Convert from recreational use to residential use from the property owners' attorneys. Because this is a chapter property full real estate taxes are not paid to the Town, therefore the town has the right of first refusal to purchase the property.

The Selectmen held a public hearing on January 19, 2016 to receive input from the residents on whether the town should purchase the property or allow it to be sold and developed.

The Board of Selectmen negotiated a Host Community Agreement with the property owner, who agreed that development on this property would be limited to the such restrictions as building under the flexible housing bylaw, the location of structures, the number of units, and 40 percent contingent space.

The Selectmen are governed by state statute in which to exercise the right of first refusal.

The BOS had an appraisal performed, which identified the value at \$2.75 million. The property owners have the right to their own appraisal and if there no agreement on the value of the land between the town the property owner, a third appraisal is done for a final land value on which the purchase would be based.

The BOS must make a decision by February 16, 2016.

Those Commissioners who attended the Public Hearing summarized their opinions on the Lakeview property and a discussion of some of the pros' and cons were mentioned. Acknowledging that there was limited information, the Commissioners agreed the Town should purchase the property.

Vote: Mr. Reid moved, and it was seconded, the Conservation Commissioners recommend to the Board of Selectmen to exercise their right of first refusal and purchase the Lakeview Golf Course. The motion carried unanimously.

Ms. Cademartori suggested the Commissioners take a position on future chapter properties observing there are many open space properties that are not under chapter 61.

APPROVED 5.9.16

Next meeting

The Commissioners will open a hearing for the West property, Dodges Row.

Adjournment

The Commissioners unanimously adjourned at 8:23 PM.

Respectfully submitted by

Catherine Tinsley
2.18.16