



TOWN OF NORTHBOROUGH Conservation Commission

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**Joint Meeting
Conservation Commission/Open Space Committee/Trails Committee
Meeting Minutes
August 26, 2019**

**Approved
9/9/2019**

Members Present:

Conservation Commission: Greg Young (Chairman), Kelley Marston, Wayne Baldelli, Todd Helwig, Tom Beals, Diane Guldner

Open Space Committee: Leslie Harrison, Dan Clark, Brian Belfer, Ashley Davies, Anthony Ziton, Paul Tagliaferri.

Trails Committee: Bob Mihalek (Chairman), Forest Lyford

Members Absent: Justin Dufresne (CC), John Campbell (OSC)

Others Present: Kathy Joubert (Town Planner,) Mia McDonald (Conservation Agent,) see attached Sign-In Sheet

The Mr. Young (Chair) opened the Joint Meeting with the Open Space Committee and Trails Committee at 7:00 p.m. and made an announcement to mute cell phones and that the meeting is being recorded for transcription purposes.

Update: 26 Auger Avenue (Map 61/Parcel 11 (1.76 ac) Update, 0 Auger Avenue (Map 61/Parcel 15 (21.26 ac), 0 Lincoln Street (Map 62/Parcel 8 (2.79 ac), 0 Lincoln Street (Map 62/Parcel 7 (3.9 ac), 0 Lincoln Street (Map 62/Parcel 4 (1.25 ac) – Mr. Young asked if the Auger Avenue property was off the market. Kathy Joubert said the information staff received today from the realtor was that they were hoping to have the signed P&S today from the potential buyer, Peter Tonelli. Even though there is not a signed P&S as of this meeting, Mr. Tonelli considers the property to be off the market and said there is no question that he is purchasing it. The options are to wait and see if that deal goes forward, or pursue an appraisal on all five parcels. If the deal closes there is no interest. It was asked if the potential buyer had any interest in conservation land. Ms. Joubert said he is only interested in building one house lot and looking for another way to access the Auger property. An appraisal will be contingent on all five parcels.

Public Meeting Discussion (consideration to purchase approximately 19 acres of backland at 615 Howard Street) Map 8; Parcel 15 – Mr. Young said he thought the meeting tonight was initially to approve a release of funds, but Ms. Joubert, after speaking with Town Counsel, said there was a different approach. Town Counsel said the only action the Commission should be taking at this meeting is to take a vote to pursue the purchase. The next step would be for staff and Town Counsel to enter into negotiations with the landowner to discuss and offer price, recommend that offer price to the Commission, then the Commission would enter into an executive session to finalize the offer price. Staff would then make the offer at the price agreed to by the Conservation Commission. The town does not know at this point if the current owners are willing to do an ANR plan to break out the front parcel that they seem to be interested in. Antony Ziton met with Keith Bennett, owner, and was told it was not on the market. He wanted to know what the town would carve out before he put it on the market and where the lot line would be. The preferred approach would be for the landowner to do the ANR. The appraisal price is \$390K; the town cannot pay more than that. John Campbell submitted a letter of support for the purchase of the property. Staff shall place an executive session on the agenda of the next Conservation Commission meeting.

Mr. Helwig made a motion to proceed with the purchase; Ms. Guldner seconded; all voted in favor; motion approved. Mr. Joubert will contact Town Counsel.

The next meeting of the Conservation Commission is scheduled for September 9, 2019.

Mr. Baldelli made a motion to adjourn; Mr. Helwig seconded; all voted in favor; motion approved.

Respectfully submitted,

Melanie Rich
Commission Secretary