

East Haddam Open Space Committee

SPECIAL MEETING MINUTES: May 3, 2012

DRAFT

Attendance: Mary Augustiny, (IWWC); Laurie Alt (BOE); Will Brady (HDC and Chair); Todd Gelston (Conservation Commission); Ed Gubbins (P&Z); Brad Parker (Parks and Rec); Rob Smith (EH Land Trust); Jim Ventres (Land Use Administrator)

Executive Session: Motion made by Rob Smith, seconded by Brad Parker, to have staff member James Ventres present during discussions of two potential open space property acquisitions.

Motion made to come out of Executive Session by Rob Smith, seconded by Mary Augustiny. No decisions made, no votes taken. Passed unanimously.

Status of Appraisals: Both properties ranked high according to the property appraisals and on the Open Space Committee site review conditions. Both properties are in the Roaring Brook / Whalebone Creek watershed.

The Pages property abuts the Dean and Harris parcels to the north and, together with other contiguous open space parcels and conservation easements, will have with the addition a 12 mile system of hiking trails running north from Mt. Parnassus Road and south 3 miles to Clark Hill Road.

The Zeiller parcel is located approximately 1,500 feet from the earned end of the Pages property, has extensive wetlands, stone walls foundations and runs south along Florida Road. The southernmost corner is approximately 2,500 feet from Route 82 and a sizeable parcel of open space land in the town of Lyme.

Motion # 1: Motion made by Rob Smith, seconded by Mary Augustiny, to acquire entire parcel of the Zeiller Associates Property (102 acres) on Florida Road property for \$525,000 with the condition that owners remove all buildings and clear debris from property prior to closing of the sale without additional expense to the purchaser (the town) .

If owners decide to retain two acres and house and one barn adjacent to house, then the acquisition price would be \$465,000. All other contingencies (removal of other structures and debris) remain the same.

Said contract will be written with conditions of: (a) removal of buildings by owner, (b) a successful grant award from the DEEP and (c) a positive referendum vote from the Town of East Haddam.

Passed unanimous.

Motion # 2: Motion made by Rob Smith, seconded by Ed Gubbins, to enter into an agreement to purchase the Pages property (230 acres) for \$1,000,000; this purchase cost would be offset by a contribution of \$35,000 from the East Haddam Land Trust.

Said contract will be written with conditions of: (a) a successful grant award from the DEEP and (b) a positive referendum vote from the town of East Haddam.

Passed unanimous.

Motion # 3: Made by Brad Parker, seconded by Laurie Alt. To authorize a development potential review of both properties by civil engineers and submit a report to the Town of East Haddam.

Passed unanimous.

Adjournment: Having no other business to attend to a Motion to adjourn was made by Brad Parker, seconded by Ed Gubbins.

Passed unanimous.

Minutes transcribed by Will Brady.