

OPEN SPACE COMMITTEE
TOWN OF EAST HADDAM
LAND USE OFFICE
Regular Meeting Minutes
April 26, 2010
(Not yet approved by the Committee)

1. CALL TO ORDER

- 2. ATTENDANCE:** Will Brady, (Historic Commission), Mary Augustiny, (IWWC), Todd Gelston, (Conservation Commission), Bernard Gillis, (Planning and Zoning), Rob Smith, (East Haddam Land Trust); **EXCUSED:** Robert Bennett, (Board of Finance), Everett Herden, (Board of Education), Emmett Lyman, (Board of Selectmen); **ABSENT:** Brad Parker, (Parks and Recreation), Joe Albuquerque, (Economic Development Commission)

3. BILLS:

Angus McDonald/Gary Sharp + Associates: Revisions to mapping of Patrell parcel for Department of Environmental Protection (DEP) approval. \$1,774.30. Motion to Approve paying the East Haddam portion of the bill: Mr. Smith, Second Ms. Augustiny –Passed Unanimous

A second bill from McDonald/Sharp + Associates for \$900.00 was not approved. Committee members wanted to be certain that staking pins had been placed between the Nelson property and the Patrell parcel before approval. Mr. Brady agreed to bring this up with staff for follow-up.

4. DISCUSSION

- A. **SABINE PROPERTY** (Daniel Peck Road): The town has been informed by the DEP that their evaluations of the property lines had been completed and that the town shall now be paid for the DEP portion of the purchase price
- B. **PATRELL PARCEL** (Baker Lane): Attorney Gahagen has submitted revised maps, title insurance, and supporting documents to DEP for review. There was some discussion about the Patrell property regarding delays and the additional surveying of the property.
- C. **HARRIS PROPERTY** (Mt. Parnassus Road): Grant application to DEP is almost complete: waiting on signed copies of agreement from Harris. Title search was being researched last week. One Yellow Book appraisal has been completed, the second is almost completed; they have until Monday morning to deliver the second appraisal. The Board of Finance asked for a confirmation on the final amount of the purchase price.
- D. **DEAN PROPERTY** (Parker Lane/Peter's Path): Grant application to DEP is almost complete: waiting on final contract review from Town Attorney Poliner; Title search was being researched last week; Yellow Book appraisal is almost completed; need for final contract to be signed by the Deans. There was some discussion about the history of the Dean property prior to their ownership, including the history of the Parker family, the presence of tenant farmers on the property, reports of coyote on the property as recently as the 1960s, and of how, in the 1950s, the view sites allowed for unimpeded vistas of the Long Island Sound.

Mr. Brady informed that a special meeting of Open Space Committee may have to be held – possibly this weekend – to discuss final price for the Dean property's Conservation easement. All in attendance agreed; one member asked that all members be contacted by telephone rather than e-mail as to the time of the meeting; the meeting to be held at the River House.

- E. **EAST HADDAM LAND TRUST / BOGAN PROPERTY** (Moodus River/Grist Mill Road) GRANT APPLICATION: Mr. Rob Smith gave an extensive presentation to members of the Committee regarding the Land Trust's efforts with the Bogan family and this project. There are six parcels involved; one would be a fee-simple purchase, the Land Trust would enter into an agreement to pay for a conservation easement on the remaining parcels. Mr. Smith provided an interesting description of the parcels, including where and how the public would be able to gain access to the properties, a descriptive history of the structures (and their remnants) on the properties; and how this acquisition would bring the concept of a linear park along the Moodus River from the Brownell factory east to the Moodus Reservoir closer to completion.

It was noted that developing a linear park along the Moodus River has been a part of the East Haddam Plan of Conservation and Development since the late 1970s.

Ms. Augustiny made a motion, on behalf of the Open Space Committee, that Mr. Brady would write letter of support to the EHLT for inclusion in their Grant Application to the DEP. The motion was seconded by Mr. Gelston. All members present voted to approve this, except Mr. Smith (who abstained).

- F. **OTHER DISCUSSION:** There was some discussion about the mills that had once been along Succor Brook, between Boardman Road and the East Haddam Village, and of how the meadow between Creamery and Lumberyard Roads had been a grazing meadow as recently as the late 1960s.
- G. **MINUTES OF 3/22/2010:** After review, a motion was made by Ms. Augustiny, seconded by Mr. Smith, for the approval of the minutes. All voted in favor of approval except Mr. Gelston, who abstained since he was not present at that meeting.

5. **ADJOURNMENT:** With no other business to attend, a motion to adjourn was made by Mr. Smith, seconded by Mr. Gelston. The meeting was adjourned at 9:10 p.m.