

Montague Conservation Commission

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MEETING MINUTES

Thursday, January 12, 2017 – 6:30 pm

Upstairs Meeting Room, Town Hall, One Avenue A, Turners Falls, MA

Commissioners Present: Mark Fairbrother - Chair, Alex Peterkin, Addie Rose Holland Deb Henson (6:35pm), Donna Francis

Commissioners Absent: Sean Werle and Justin Fermann

Staff: Walter Ramsey - Agent

Mark Fairbrother called the meeting to order at 6:30 PM.

6:30 Approval of Minutes: *Motion* made by Alex Peterkin to approve the December 8, 2016 minutes as amended. Seconded by Donna Francis. *Motion passed.*

6:32 Approve and execute closing documents for conservation restriction (CR) at 301 East Chestnut Hill Rd (Hunting Property)

The Commission considered formal acceptance of a conservation restriction to Mount Grace Land Trust and Town of Montague from William L. Hunting. The property is located at 301 E. Chestnut Hill Road, and the protected area constitutes 80.51 acres. They also considered a Memorandum of Understanding with Mount Grace Land Trust to ensure compliance of the purposes and condition of the CR. Lastly, they considered a purchase and sale agreement for the closing of the CR.

Guest: Jamie Pottern –Mount Grace Land Conservation Trust

Ms. Pottern: This is a landship partnership grant where the Town of Montague is a project partner. It consists of a 700-800 acres total across Wendell and Montague. It is a multi-landowner CR project that received a state grant in April of 2016. All the projects need to close by March 2017. The CR to close is the Hunting property in Montague. The project is located at 301 East Chestnut Hill Road and is an 80 acre parcel. The other parcel that will be discussed at a later date is the Smith parcel that is located off Mormon Hollow Road in Montague as well.

Ms Pottern: The final conservation restriction has been reviewed and approved by the State for the William Hunting property. Tonight I am asking for a vote to accept that the Conservation Commission will hold in partnership with Mount Grace Land Trust the conservation restriction for the William Hunting property. There is also a memorandum agreement that lays out the stewardship agreement between Mount Grace Land Trust and the Montague Conservation Commission. The stewardship and monitoring responsibilities would be solely that of Mount Grace Land Trust. The other document that needs to be signed tonight will be the purchase and sale agreement in its final form. There is also a baseline documentation Report which is a formal report conducted by a steward specialists who walks the property and documents the parcel both in visual and written form. The closing is scheduled for January 31, 2017. All costs for the CR are borne by the grant and Mt. Grace.

The Commission reviewed each document. There was a question about the exclusion areas. According to Ms. Pottern, exclusion zones total 8 acres including two areas: the residence and the vehicle storage area.

Motion made by Donna Francis that the Commission accept the grant of conservation restriction from William L. Hunting for approximately 80.51 acres property located at 301 E. Chestnut Hill Road. Seconded by Alex Peterkin. **Motion passed unanimously.**

Motion made by Addie Rose Holland to approve and accept the partnership with Mount Grace Land Conservation Trust and the Montague Conservation Commission for the Memorandum of Agreement for the William Hunting property located at 301 E. Chestnut Hill Road. Seconded by Alex Peterkin.. **Motion passed unanimously**

Motion made by Donna Francis to authorize Mark Fairbrother as Conservation Commission Chair to execute the Purchase and Sale Agreement for the property located at 301 E. Chestnut Hill Road for the full appraised value of \$185,000. Seconded by Deb Henson. **Motion passed unanimously.**

Motion made by Deb Hensen to authorize Mark Fairbrother as Conservation Commission Chair to sign the Baseline Documentation Report. Seconded by Alex Peterkin. **Motion passed unanimously**

The Commission spent 5 minutes signing the documents and having them notarized by Ms. Pottern.

7:10 Workshop: Open Space and Recreation (OSRP) Plan Update

Guest: Alyssa Larose – FRCOG Planner

The Commission reviewed the water resources section of the plan and also reviewed a series of maps that are required components of an OSRP. The commission suggested several updates pertaining to water quality/flow of Millers River, stabilization of the Wendell demo landfill, and the Sawmill River restoration project. The Commission suggested several changes to the soils map. Alyssa will be responsible for incorporating these comments into the next draft.

Donna Francis shared farm inventory and comments with the committee.

Addie Rose Holland has reached out to a local geologist, Joe Kopera who is willing rewrite a portion of the geology section during the month of February.

Walter will work with Schools to host a youth event to identify their favorite place in Montague. The artwork and feedback generated by local youth will be incorporated into the OSRP.

8:07 Motion made by Donna Francis to adjourn the meeting. Seconded by Alex Peterkin. **Motion passed unanimously.**

Approved by: _____ Date: _____

Exhibits:

- Conservation Restriction
- Memorandum of Agreement
- Purchase and Sale Agreement
- Baseline Documentation Report
- Open Space Recreation Plan Update – Environmental Analysis Inventory – DRAFT