

Town of Colchester
Open Space Advisory Committee
Monday, March 11, 2019
Colchester Town Hall 6:00 PM
Regular Meeting Minutes

Members Present: Chairman Will Hochholzer, Vice-Chairman Ted Fuini, Nick Norton, Mary Stevens, Linda Grzeika, Kris Barnard, B.O.S. Liaison Rosemary Coyle and Town Staff Jay Gigliotti

Members Absent: None

1. **Call Meeting to Order:** Chairman William Hochholzer called the 3/11/19 OSAC Meeting to order at 6:00pm
2. **Citizens Comments:** None
3. **Approval of February 11, 2019 Regular Meeting Minutes:**

Linda Grzeika motioned to approve the 2/11/19 OSAC meeting minutes as written. Seconded by Mary Stevens. All members voted in favor. Motion Carried.

4. **Open Space:**
 - a. **North Pond, Windham Ave Subdivision, Request for Recommendation**

Jay Gigliotti explained this is a continuation of a discussion from the last several meetings, regarding a proposed subdivision on Windham Avenue.

An application for the Windham Avenue subdivision, entitled North Pond, has recently been submitted to the Conservation Commission. The process for any proposed subdivision of land, which involves open space, requires a recommendation from the Open Space Advisory Committee to the Conservation Commission regarding the proposed open space. The applicant, Mr. Peter Carli was present to request the OSAC's recommendation of a fee in lieu of open space land to the Conservation Commission.

An appraisal of the land was prepared by the applicant to assign a fair market value to establish the amount of fee in lieu. The appraisal was forwarded to the Town Assessor for review. Once the Assessor completed the review of the appraisal and had discussions with staff, appraiser and the applicant, it was determined the property had a value of \$854,000. The open space fee in lieu is 10% of the land's value, or \$85,400. The fee will be collected as each lot is built out.

Peter Carli, subdivision applicant, explained why he is proposing a fee in lieu vs. dedicated open space land. In a preliminary draft of the subdivision, Mr. Carli was proposing to dedicate actual land to satisfy the open space requirement. After meeting with staff and the open space committee, he determined a fee in lieu of open space was a better way to satisfy the open space requirement. He explained that he is proposing an Association for the development, which shall be prohibit property owners from using chemicals or conducting activities which may impact the natural resources on the property.

Chairman Hochholzer stated that the Fee in Lieu of Open Space for this project will benefit the town by working to accomplish long-term, strategic open space plans.

Motion made by Mary Stevens to accept 10% of \$845,000 as the open space fee in lieu for the North Pond Subdivision and recommend the fee in lieu to the Conservation Commission. Seconded by Linda Grzeika. All Members Voted in Favor. Motion Carried.

5. **Any Other Business Deemed Necessary:** None

6. **Adjournment**

Motion made by Linda Grzeika to adjourn the 3/11/19 meeting of the Open Space Advisory Committee. Seconded by Vice-Chairman Ted Fuini. All Members Voted in Favor. Motion Carried.

Chairman William Hochholzer adjourned the March 11, 2019 OSAC meeting at 6:25 pm

Respectfully Submitted,
Jay Gigliotti