

Hopkinton Open Space Committee  
Wednesday, June 18, 2008  
Hopkinton Town Library Local History Room  
7 p.m.

DRAFT MINUTES

Attendance: Ron Klemarczyk, Bryan Pellerin, Dijit Taylor, Janet Ward (Gould Hill Orchard Project group), Susan Zankel; for part of the meeting time, HHS Civics students Kathleen De Franzo and Sarah Dobe.

Minutes of May 21 meeting : accepted with minor changes

Old Business

Gould Hill

- Draft agreement: Bryan reports on slow progress drafting elements of an agreement with the Leadbeaters. Given the Leadbeaters expressed preference in being involved in crafting an agreement, OSC decides to proceed not with a detailed draft purchase and sale agreement but with a working outline of elements to be included in such an agreement.
- Gould Hill Orchard Project: this group which functions as a successor to the earlier Rotary-Zepieri group, has met with Equity Trust to learn more about the way that group protects farmland and farming operations. They plan another meeting on June 23 which will consider how the different groups may best work together, information to provide to the media and the appropriate time line to accomplish the project. OSC suggests that much of the time line should be linked not to a certain date but to the signing of an agreement.
- Appraisals: Don spring has been paid for the updated appraisal. Susan will talk to him about the additional updates that we would like to have included, finding out if he is willing to do them and if so what the time frame and cost will be. 5RCT and Leadbeaters are moving toward jointly commissioning another appraisal. Appraisals of this sort typically take 8 weeks or so to accomplish.
- Selectmen: OSC and GHOP have been invited to update the Board of Selectmen about progress on this project in a non-public session 7/30/08. Dijit able to attend for OSC, other committee members welcome if they can.
- Realtor: Second hand information from Kristin indicates that the Leadbeaters currently prefer the idea of selling a conservation easement on the land and then selling the underlying fee to a private buyer, with some sort of additional requirement or encouragement to keep the land in agriculture perhaps overseen by Equity Trust. There are some buyers who would be interested in the farm on these terms.

- Working Group: although the earlier working group was making good progress on details of possible conservation easement, it is still a little too early to get that group back to work.

#### Other Old Business

- Rice: Survey has been recorded, moving the project one step closer to completing the conservation easement.
- Rollins: The contractor hired to remove the debris was unable to bring a truck close enough because of wet conditions and the location of a leach field. Conservation Commission planning to figure out another different way to get that area cleaned up.
- Owner of land the OSC walked several years ago has re-contacted Ron with an interest in putting some kind of extra protection on some special parts of the land before selling it. The publication *Conserving Your Land: Options for New Hampshire Land Owners* is suggested for him.
- Bermuda-Harris Woodlot: A forester is creating a management plan for this parcel.
- Parcels on Hopkinton Road between the two villages that the OSC once expressed an interest in are for sale.

New Business - none

Next Meeting –July 2, 7 p.m. Local History Room of Hopkinton Town Library.

Meeting adjourned at 8:40 p.m.

Respectfully submitted, Dijit Taylor, recorder and chair