

Open Space Committee Minutes - 04/09/2008

Hopkinton Open Space Committee
Wednesday, April 9, 2008
7:00 p.m.
Local History Room, Hopkinton Town Library

Minutes

Attendance: Don Lane, Bryan Pellerin, Dijit Taylor, Susan Zankel

Minutes from March 6 and March 20 approved as drafted

OSC business

- Member appointments – Current committee members (Bill Chapin, Ron Klemarczyk, Bryan Pellerin, Dijit Taylor, Susan Zankel) were reappointed for one year terms in March 2008. George Langwasser will be the new Selectmen's representative. Committee hopes to retain Don Lane in some capacity.
- Rice property update – Ron was writing a letter to the Board of Selectmen explaining the boundary line agreement with Grady that is needed to complete the survey defining the Rice property
- Dijit to meet with Board of Selectmen on 4/14/08 to bring them up to date on project work and probable upcoming Purchase and Sale agreement
- Policies & Procedures draft reviewed and revisions proposed. Dijit to incorporate revisions and circulate to committee prior to meeting with BOS
- Owner of a high priority parcel is discussing conservation options with SPNHF

Gould Hill Items

- Letter of support received from Little Nature Museum – shown below
- Updates from meetings since March 20
 - With BOS, 3/24/08 – Jim Zeppieri presenting thoughts about project details and timing
 - With appraiser, 3/25/08: A better understanding is being reached about what parts of property will be excluded from potential conservation easement
 - With Equity Trust, 4/1/08: Equity Trust is a possible conservation partner with experience and strategies to require that farming continue on a protected property. This entails a different ownership and protection strategy than has been under consideration to date.
 - Rotary group organizational, 4/5/08: Meeting was well attended and there was lively discussion about a variety of business models
 - Working Group, 4/8/08: Bryan, Don and Susan attended on behalf of the OSC. 5RCT came with a model easement showing possible modifications for the Gould Hill project. There was constructive discussion about terms of a possible easement, with emerging agreements smoothing out lingering concerns.
- Issues to be discussed
 - Appraisal if complete – anticipated toward end of the week
 - Involvement by town through OSC viewed as a desirable part of the emerging project.
 - Purchase and Sale agreement - Bryan to redraft anticipated changes to previous contingent P&S for a conservation easement on land a Gould Hill , leaving blanks to plug in offering price and details of excluded areas for when that information becomes available
 - Bryan to check with Russ Hilliard who is suitable town representative will sign the P&S.
 - Terms for conservation easement

- General terms and limitations of concern are being worked out in the working group
- There does not seem to be broad interest in pursuing the Equity Trust model of conservation easement that is set up to require continuation of farming
- Leadbeaters are presenting their ideas and concerns during working group meetings
- Working relationship between OSC and 5RCT
- Many issues need to be discussed with between OSC and 5RCT: what is 5RCT process to decide to proceed? Who will be primary & who executory holder of easement? Is there any role for SPNHF? How to conduct fund raising activities?

Next meeting: Wednesday, April 23 at Hopkinton town Library.

Meeting adjourned at 9 p.m.

Respectfully submitted, Dijit Taylor, recorder

Items left over from previous meeting

- Purchase and Sale Agreements
 - Best way to work in coordinated parallel for content and timing
- Public Outreach and Fund Raising
 - Process for Rotary, the OSC, and Five Rivers to develop and implement a coordinated, unified case statement, budget, public outreach, LCHIP and private fundraising effort.
 - Written agreements for cooperative elements of the project – who is responsible to do what, when, what each group expects from the other and will provide to the other, etc
- Project Time Line (Howard)
 - Filling in dates, other modifications
- Working group – schedule, topics?
- OSC & 5RCT discussion

- Fund raising feasibility study
- Other

Dear Mr. Pellerin and Members of the Open Space Committee:

This is a letter of support for the Gould Hill Orchard Project supported by the Hopkinton Rotary Club; I hope you will share my message with other committee members.~ As director and founder of The Little Nature Museum Inc., a federally registered nonprofit~located in the Orchard's historic barn, we are very anxious to have the working Orchard continue and to have it provide outdoor educational opportunities for adults and children.~ The Orchard setting offers a unique place for the hands-on nature center since it also offers~field, orchard,~and forest~for workshops, educational programs,~and~trails.~ The Museum's Board and I hope you will support this project to preserve this working Orchard.

Yours truly,

Sandra W. Martin

Director/Founder

The Little Nature Museum