

**TOWN OF LAKEVILLE
OPEN SPACE COMMITTEE
August 10, 2023 – 5:30 PM
Council on Aging Meeting Room
1 Dear Crossing, Lakeville, MA**

On August 10, 2023, the Open Space Committee held a meeting at 5:30 PM at the Council on Aging Community Meeting Room. The meeting was called to order at 5:30 PM by Chair Amy Knox. Members present were Amy Knox, Gary Flaherty, Brian Reynolds, and Joan Gladu Morton. Not present was member Elizabeth Nash. Also present was Marc Resnick, Town Planner, and Scott MacFaden, Director of Land Protection at Wildlands Trust. LakeCam was recording the meeting for broadcast.

Recommend Appointment Member to the CPC

Upon a motion made by Mr. Flaherty and seconded by Ms. Gladu Morton, it was:

VOTED: To recommend appointing Chairman Knox to the Community Preservation Committee
Roll Call Vote: Mr. Flaherty -aye, Mr. Reynolds -aye, Ms. Gladu Morton-aye,
Chairman Knox -aye.

Wildland Trust Presentation

Scott MacFaden, Director of Land Protection at Wildlands Trust, presented from 5:31 PM to 6:21 PM. Mr. MacFaden provided an overview of the services that Wildlands Trust offers to communities. He talked about the types of properties that are of interest to Wildlands Trust and the acquisition criteria that they follow. He outlined the sequence of steps the Town should take when looking to acquire a specific property, and the role of Wildlands Trust, when asked to hold a Community Preservation Act Conservation Restriction on the property.

Mr. MacFaden said that Wildlands Trust has acquired quite a few property interests in Lakeville, located in the Leonard Washburn and Poquoy Brook area. These properties are south and north of route 44. He stated that, in addition, the Town of Lakeville was granted a conservation restriction on a parcel next to route 44, by Muckey's Liquors. All these pieces are surrounded by a 110-acre privately owned parcel of land that Mr. MacFaden described as a keystone piece in this landscape. He stated that Wildlands Trust is very interested in trying to preserve this property but has been unable to contact the owner. Mr. MacFaden asked if any of the members know him or know somebody who knows him, but they did not. Mr. MacFaden talked about some other areas in Lakeville that would be of interest to Wildlands Trust.

Review Status of the Open Space Plan

Ms. Gladu Morton stated that she provided the last three sections that she had to Chairman Knox. Ms. Gladu Morton said she needs a few more items from Mr. Resnick, including a build-out analysis paragraph and a couple of maps. She and Mr. Resnick agreed to meet next week. Ms. Gladu Morton will obtain updated Wildlands Trust numbers from Mr. MacFaden.

Discuss 1 Elliot Way

Mr. Resnick reported that Glenn Chistolini, the owner of 1 Elliot Way, approached him last week to talk about possibly selling some of his property to the Town. The property is a long linear piece of land, along route 140, which abuts the Vigers property. Mr. Chistolini's property also abuts Joan Gladu Morton's property, which has a conservation restriction over it.

Mr. Resnick passed out three maps that he created. The first map shows a blown-up image of the area, including the Vigers property and Joan Gladu Morton's property. The second map is an aerial image of Mr. Chistolini's property. The third map shows the two sections of the property that Mr. Chistolini would like to include in the sale, as well as the dotted easements to gain access to either side of the property, from Highland Road and Stonewall Road.

Mr. Resnick referred to the maps, as he described the two sections that Mr. Chistolini would like to include in the sale. He noted that one section, on the northwest side, has a bog with a small pond behind it and a bunch of woodland. The second section has a large, wooded area, which includes a small wetland area. The middle section of the property has a barn, some out buildings, Mr. Chistolini's house, and a pond. Mr. Chistolini would like to retain about 10 acres around this middle section.

Mr. Resnick stated that the section closest to Highland Road has a trail that goes all the way to the back of the pond. He said it should be an easy task to make the connection to the trail into the Vigers property. He pointed out that there is a lot of open space from Highland Road, going down to Long Pond and into Clark Shores. From there, continuing north, through the Vigers property, would lead to the west side of Elder's Pond. He noted that the Open Space Committee has previously discussed possibly looking at some acquisitions in that area.

Mr. Resnick stated that this is a good piece of land as far as making trail connections. He noted that, in addition to trails, there are some headwaters of a couple brooks that will add ecological value to the property.

Mr. Resnick said he is bringing this information to the Open Space Committee to see if they have any interest in possibly acquiring this property. He advised that he already brought it to the Conservation Commission to gauge their support for moving forward and bringing it to the Select Board for further discussion. He added that perhaps they could follow up on some of the processes that Mr. MacFaden talked about, in order to further the discussions on whether to acquire the property and for how much.

Committee members had questions about public parking and access to the property through a private drive. Mr. Resnick advised that the property would have to be purchased with CPA funds, so there would be a conservation restriction on it. He said the property would be reviewed

thoroughly to ensure it meets all criteria, including public access and parking.

Assawompset Pond Complex, Conservation Commission and Historical Commission Updates

Historical Commission - Mr. Reynolds reported that the Historical Commission is planning a walking tour of Thompson Hill Cemetery in the spring. He said they are also planning a walking tour of Highland Road and a walking tour of Taunton Street. He stated that the Historical Commission will probably provide a booklet for the latter two tours. He said there are old houses and old historical sites in these areas. Ms. Gladu Morton added that the Cemetery Commission just received a CPC grant to work on the stones at Thompson Hill Cemetery.

Assawompset Pond Complex – No update.

Conservation Commission - No update

Adjournment

Upon a motion made by Mr. Flaherty and seconded by Ms. Gladu Morton, it was:

VOTED: To adjourn the meeting at 6:36 PM.

Roll Call Vote: Mr. Flaherty -aye, Mr. Reynolds -aye, Ms. Gladu Morton-aye,
Chairman Knox -aye.

List of documents provided at the meeting

3 maps provided by Mr. Resnick.

1 map provided by Mr. MacFaden