

Present: Gretel Clark, Anne Gero, Jackie Hodge, Rosemary Kennedy, Emer McWilletts, Zachary Peters

Also: Peter Britton, Peter Clark, Claudia Woods Estin, Carol Lloyd, George Tarr

- **Site walk** led by Peter Britton and Zach Peters discussing multiple aspects of entire parcel, Greenbelt property, Bradley Palmer, ECTA, trails, easements, Green Meadows Farm, Inc. Main topics were connectivity, access, circulation, restricted/unrestricted land areas, Patton Ridge as built and identifying potential problems, public use, concerns and best preservation/use open space scenarios.

Specific mention and/or viewings were made to Vineyard Hill, high blueberry fields, Turtle Road, old well road, trail and Riverwalk outlook, wetlands and Ipswich River access, pump house town landing, Patton Ridge easement, design/location of ~9.1 acres of open space, storm water construction/run off/discharge & septic areas, drainage, perimeter, etc.

Strong consensus that the open space assets are very beautiful and surrounding vistas valuable, and must be defined, labeled (signage), preserved and optimized for public use and enjoyment in perpetuity. Comment made that conservation restrictions (CR's) do not guarantee public access. Strong consensus an overall open space plan must be developed for the entire property to maximize preservation and public use with trail system and connectivity. Points made about natural conditions, natural parking, soil quality, mowed fields and meadows left to grow wild to provide visual buffer from street view. The committee had strong conceptual agreement on all areas they would recommend for permanent open space designation.

Strong consensus/concern over proposed parking lot placement and type, and new curb cut/proposed town road into property. Strong concern on assumptions and premature action by town.

Additional technical concerns (various topics) and discussion of permit language subject to interpretation, need for further clarification.

Members of the Planning Board (2) and Con Comm (1) engaged actively/with keen interest in many topics under discussion, offering questions and comments.

- Members discussed/agreed to content for an **immediate memo** to the Planning Board (copy Conservation Commission) to outline OSC's recommendation with comments for proposed parking lot on Patton Homestead property. Members voted to approve memo which will be prepared by Gretel Clark and submitted this week before the PB 9/10 9am meeting at the Patton Homestead (topic parking lot). Members felt this was an urgent matter to express the OSC's strong opinion to guard all open space and design carefully.

- Members discussed and voted to approve draft **5 page letter** with changes to be presented verbally and in writing to the Con Comm at the Sept 14 or 28 meeting by Nancy Baker and Zach Peters (copy: Planning Board and possibly Board of Health to be determined) outlining multiple technical issues to explore. They will present the information and be available (with maps) to discuss with ConComm members; other OSC members may also attend. The letter will provide documentation supporting the important points/concerns, and any further guidance or action the ConComm wants to take will be reviewed at this time.

- **Next Meeting October 3, 2016 HW Library**

Prepared by J. Hodge

- Actions items:

Letter to PB about rock walls

Letter to PB & Con Comm - scenic roads

Finalize Zach's letter

Possible 2<sup>nd</sup> letter on parking lot

Notify Con Comm and get stormwater plans

Identify the Conservancy District