

Land Use Study Committee Meeting Notes 3/16/07

The meeting opened at 7:30AM

Present: Stuart Cowart, John Coolidge, Liisa Jackson, Nancy Peters, Andy Branz, Rebecca Robak, and Muriel Kramer. Also present Badge Blackett, TPL; Elaine Lazarus, Planning Director; and Joe Markey, PB member.

Audience: Roger Mezitt, Jennifer Lund, Jon Knowles, Brian Morrison, Mike Kennedy, and Brian Herr.

Mr. Blackett updated the meeting on his work so far.

There are three potential developer partners looking at the project with TPL to date. The tax issues, while significant, appear to have solutions; the solutions rely on the cooperation of any developer partner.

The next step is deciding how to divide the property. MR. Blackett noted that Fin Perry, Chair of LUSC, had a strong sense of how to insure community input was gathered.

There is a lot of developer interest in a less dense development. Partial development of the property brings on a larger pool of interested candidates.

The group has to account for all the necessary dollars in 180 days; the developer partners are critical in that discussion. STM at best will deliver some "entitlement support" for the developer partners at the same time the appropriation work is done. That piece is what makes the partner accept a disproportionate share of the cost.

LUSC members walked through the property using maps and discussed priorities.

- cemetery needs
- recreation fields/sports complex-hockey rink, pool, etc.
- water protection/waste water disposal/recharge to Reservoir
- connection to Ashland "green" space
- 11 acres agricultural replication property for School commitment when developing Terry property for the High School and fields
- view sheds from routes 135 and 85
- proposed road to open up behind Weston and Liberty Mutual
- school acreage set aside
- wildlife corridors
- community gardens
- avoid development in wide open areas/runway entrances, etc.
- wind farm possibility

The meeting adjourned at 9:00 AM.

Respectfully submitted,

Muriel Kramer