

**TOWN OF LAKEVILLE
Open Space Committee
April 4, 2024- 6:00 PM**

**Lakeville Senior Center
1 Dear Crossing, Lakeville, MA**

On April 4, 2024 the Open Space Committee held a meeting at 6 PM at the Lakeville Senior Center. The meeting was called to order at 6:00 PM by Chairman Amy Knox. Members present were: Joan Gladu Morton, Amy Knox, David Zelonis, and Deveney Boyadjian. Not present: Elizabeth Nash and Brian Reynolds. LakeCAM was recording the meeting for broadcast.

Vote to Approve Meeting Minutes of January 18, 2024 and February 18, 2024

Member Gladu Morton noted that the January Minutes reads Town Hall and should read Historic Townhouse and the February Minutes reads CPP funds but should read CPC funds.

Upon a motion made by Member Gladu Morton and seconded by Member Zelonis, it was:

VOTED: To approve the meeting minutes of January and February Minutes, as amended
Unanimous approval

Discuss/Possible Vote 1 Elliot Way

Chairman Knox had received an email regarding conservation land that is for sale. The property is located at 1 Elliot Way and owned by Mr. Chistolini. She asked what committee members thought about purchasing two parcels of land that Mr. Chistolini is interested in selling. Member Gladu Morton stated that the property is coming out of Chapter Land and the Town has the first right of refusal to purchase the land. Member Zelonis asked what it means to be coming out of Chapter Land. Member Gladu Morton explained that the land is protected, and Mr. Chistolini receives a tax break under Chapter 61A for Agricultural. Member Gladu Morton said it would be a nice piece of open space to have, because it connects to Vigers, but it's hard to make a decision without knowing the price per acre. Member Gladu Morton said she thinks Mr. Chistolini would need to get an appraisal to find out what it's worth, so the Town could make an offer based on the appraisal. Member Gladu Morton pointed out that one parcel is on Highland Road and is wet land. The other parcel of land is in the back and is dry land. The middle, with a house and ten (10) acres, has been sold. She added that they would have to take into consideration that there is a covenant for only one house on the property. Member Zelonis asked who would be responsible for cleaning up of any contamination. Chairman Knox said it would likely be the Town. Chairman Knox said they will wait for more information before voting. Chairman Knox said that when she receives more information, she will email it to committee members.

Review Open Space Charge from 2014

Chairman Knox gave committee members a copy of the Open Space Charge from the Open Space Committee in 2014. She said the charge reads, “The Open Space Committee will work with the Board of Assessors to develop a unified system for recording deed restrictions. The committee will compile a calendar of renewal dates for these restrictions. Attention will be given to monitoring these restrictions”. Chairman Knox said she thought this Charge was interesting, and it would provide the committee with knowledge about which properties have deed restrictions in town. Member Gladu Morton said she thinks they should pursue this because a lot of conservation restrictions expire. She recommended that they get a list of the pieces of property that have conservation restrictions on them from the Board of Assessors. She said they can look to see when the conservation restrictions were put on, who holds the restriction, and when they expire. She said some of them need to be renewed, and they may have conservation restrictions on properties in Town that might not even be in effect anymore. Member Gladu Morton stated that part of the Open Space Plan is to see which properties have conservation restrictions (CR), who holds a CR, and when it would expire. Chairman Knox said she has a list, from 2021, of all the properties in Town with a conservation restriction. It lists the total acres and notes if it’s in Chapter 61 (Recreation), Chapter 61A (Agriculture), or Chapter 61B (Forestry). She said in 2021 the total chapter acres were listed as 3,623 and it’s a little less now [in 2024]. Chairman Knox mentioned that she saw a sign indicating that Mr. Tuomala is selling some of his land. His property is located at 44 Pickens Street. She isn’t sure which parcels he is selling but noted that he has 69 acres that is in 61A (Agriculture) Chapter land. Chairman Knox asked the committee how they feel about working with the Board of Assessors. Is this something they want to take on, and do they feel it would be helpful to the Open Space Committee? Member Gladu Morton stated that she does, especially since the committee wants to approach people to see what they want to do with their land. It was decided that Member Gladu Morton will get a list of properties with conservation restrictions. Chairman Knox will put the Open Space Charge back on the agenda and the committee can vote to adopt it.

Discuss Planning Informational Meeting for Residents about Preservation of Land

This agenda item was put on hold until the next meeting when Member Nash is present.

Review Status of Open Space Plan

Member Gladu Morton stated that last week she gave committee members the Goals and Objectives for the Open Space Plan. She said she heard back from Member Zelonis and Member Nash. She reported that Member Boyadjian is going to put the updated Goals and Objectives into an Excel spreadsheet. Member Gladu Morton said that Tracie Craig McGee has the body of the plan and is making some corrections that Member Gladu Morton gave to her. She said that the plan will go next to Southeastern Regional Planning and Economic Development District (SRPEDD) for review and then back to the Open Space Committee before going to all of the Town’s Boards. Member Gladu Morton noted that Member Zelonis did a great job of representing the Open Space Committee at the Master Plan Committee. She said she saw Rita

Garbitt (member of Master Plan Implementation Committee) afterwards and Rita said the goals and objectives were really good.

Assawompset Pond Complex, Conservation Commission, Historical Commission and Community Preservation Committee Updates

Chairman Knox reported that she is going to the Community Preservation Committee (CPC) meeting tonight. She said the CPC will discuss and vote on some Town projects to include new doors for the Historic Townhouse and cupola repairs at the Lakeville Historical Museum and Parks and Recreation put in a proposal for a fence near Clear Pond. No new updates for the Assawompset Pond Complex, Conservation Commission or Historical Commission.

Review Next Meeting Agenda

Neighborhood Grant/ Informational Meeting
Open Space Charge

Adjourn

Upon a motion made by Member Gladu Morton and seconded by Member Zelonis, it was:

VOTED: To adjourn the meeting at 6:22 PM.
Unanimous approval

List of documents provided at the Open Space Committee meeting of April 4, 2024

1. Meeting Agenda for April 4, 2024
2. January 18, 2024 and February 18, 2024 Meeting Minutes
3. Open Space Charge for 2014
4. List of Town properties with Conservation Restrictions from 2021