Town of Wayne Open Space Committee
Minutes of November 7, 2017 Meeting
(Accepted 11/16/17)

Attendance.
Committee Members. Present: Ford Stevenson, Trent Emery, Bruce Mercier, Steve McLaughlin, Chris Cushman, Margaret Lane, Ken Spalding.
Absent: Lloyd Irland
Staff. Aaron Chrostowksy

Meeting started at 7:01 PM

Motion to accept the draft minutes of the 9/25/17 meeting was made by Steve, seconded by Chris. Adopted unanimously.

Ford handed out a sheet he drafted titled "Options Sheet Explanations 11.6.17 FS" which explains the headings on the options comparison spreadsheet, version 3, 10/2/17. He went over the sheet with the Committee. This sheet is incorporated, by reference, into these minutes.

Discussion then turned to comments by Ken, about the comparison sheet, that were submitted to the Committee by email on Monday, 11/6/17. Those comments, including the cover email are incorporated, by reference, into these minutes.

The combining of options was discussed. There was apparent agreement on combining 4 options listed on the comparison spreadsheet (version 3, 10/2/17) into 2 options that conform to decisions made at the 9/25/17 meeting. The combinations, using the options numbers on the v3, 10/2/17 comparison spreadsheet, are as follows.

A. Combine #1 & part of #2. The new option is - Sell the property in 1 or 2 parcels without conservation easement
B. Combine # 6 & part of #2. The new option is - Sell the property in 1 or 2 parcels with conservation easement on a significant portion of the property.

The remaining options would, in brief, be:
• sell to Kennebec Land Trust(KLT);
• Town ownership with a conservation easement; and,
• Town ownership without an easement.
Discussions with Maine Woodland Owners will be mentioned in a narrative, but not presented as an option. Selling small parcels to abutting landowners will be shown as a possibility for including with any of the options.

The discussion continued in a free-flowing manner. Apparent agreement on the following items was not determined by formal vote or by checking to verify consensus, rather, the issues

were “decided” by lack of objection. The “decisions” could be subject to change as the discussion progresses at further meetings.

The “Pros” and “Cons” designations will be removed from the spreadsheet. The left column of the spreadsheet may have headings added to designate issues that are addressed for multiple options.

The need to have a narrative for each option for presentation to the public was discussed. The subcommittee developing the comparisons intended to do this, but wasn’t able to get it accomplished prior to this meeting.

Ken brought up the need to show the lost opportunity cost of not conserving the property. This was not in his written comments of 11/6/17 but was discussed at the 9/25/17 meeting. If developable acres of this parcel aren’t conserved, an equal number will need to be conserved at a future time, with associated costs, if the Town is to follow the Comprehensive Plan.

The category of “Revenue Lost to Town” will be removed to simplify the comparisons. Trent expressed an interest in having some of the information in this category addressed in some fashion.

The option for KLT ownership will be designated Option #1 and when the narrative of other options calls for a non-numerical comparison, KLT ownership will be used as the baseline option. So, for example, if another option is described as likely providing “higher” tax income, it will refer to higher tax income than KLT ownership.

The degree to which we won’t know what will happen to the property if it is sold without an easement was discussed. Other than the maximum sale price for the property, it is impossible to determine now, how the property will be managed and therefor difficult to compare to other options. The comparison information for this option will be further worked on to better reflect this. It could be said that it is likely that tax revenue would be greater than KLT would pay in lieu of taxes and it seems plausible to use the tax amount for an assessed value of $175,000, recognizing that the property could be developed and provide more revenue, or it could be placed in a current use designation and yield lower revenue.

The next meeting was set for Thursday, November 16, 2017, at 6:00 PM at the Town Office.

Motion to adjourn by Trent, seconded by Steve. Passed unanimously.

Adjourned at 8:56 PM.