

Town of Wayne Open Space Committee
Minutes of September 25, 2017 Meeting
Accepted 11/7/17

Attendance.

Committee Members. Present: Trent Emery, Steve McLaughlin, Chris Cushman, Margaret Lane, Lloyd Irland Ken Spalding.

Absent: Ford Stevenson, Bruce Mercier

Staff. Aaron Chrostowksy

Others. Jean-Luc Theriault, Stewardship Director for Kennebec Land Trust

Meeting started at 7:05 PM

Motion to accept the draft minutes of the 8/28/17 meeting was made by Margaret, seconded by Trent. Adopted unanimously.

Aaron presented market information provided by Les Priest for estimated values for the sale of a several non-conforming lots that would simplify the property boundaries and also for two “kingdom lots” sold without conservation easements.

The spreadsheet developed by Steve and Ford after the last meeting, that shows pros, cons, costs, revenue lost and revenue gained, was discussed. The focus of discussion was on how each option should be considered and treated, rather than on the information about the options.

Agreed by consensus: Each option on the spreadsheet would be assigned a number to simplify discussion of the options. Numbers were assigned to the options in order of their appearance on the spreadsheet, as follows:

1. Sell, no conservation easement
2. Sell w/ cons. easement on some or all of the property (2 large parcels, 1 dwelling per lot)
3. Trust for all back taxes and legal costs (managed forest open space)
4. Keep as a Town Forest w/ cons. easement to KLT
5. Keep as Town forest
6. Maine Woodland Owners Land Trust (MWO) (estimate)
7. Sell w/ cons. easement on some (90%) of property + sell/transfer to private owner
8. Sell odd shaped parcels to abutters prior to other disposition.

[For purpose of simplicity, the remainder of these minutes will refer to the above numbers in identifying the options discussed. It should also be noted that the numbers assigned at this meeting may not be applicable in future discussions, due to decisions about how to treat the options.]

Option 6. It was discussed that Bill Williams of MWO made it clear that MWO is “not a player” when considering options for the property. It would also not fit the Town’s interests because they don’t buy land, don’t fundraise to buy land, and require a stewardship donation from land donors.

Agreed by consensus: #6 should not be considered as an option, but it is important that it shows as being considered and not viable. The pros, cons, and estimated costs, revenue and lost revenue shouldn’t be included.

Option 7. There was a discussion about whether this option should be included or not. Should it be dismissed without the need to consider costs and revenues?

Agreed by consensus: There should be an option for selling the property to a private owner with most of the property under conservation easement. Pick one scenario to develop and present the pros, cons, costs and revenue for. Explain that there are multiple possibilities within this option, and possibly explain, generally, what the different results might be with other scenarios.

Agreed by consensus: Descriptive observations, that don’t necessarily fit on the chart, should be included about each option.

Agreed by consensus: Use Les Priest’s numbers in considering the sale of non-conforming lots and kingdom lots (without easements).

Agreed by consensus: The Committee can use the spreadsheet format for its deliberations, but a more simple and user friendly format is needed for presentation at the public forum.

Agreed by consensus: Option 2 will be considered without a conservation easement as an option that includes a sale of a subdivided property.

A major reason for this is that the kingdom lot values that Les Priest gave us are based on not having easements. This option, with easements, could be a possibility mentioned under the general option of selling the property to a private owner with an easement, as discussed for Option 7.

Agreed by consensus: Option 1 and Option 2 that is amended to be without easement should continue as separate options.

Agreed by consensus: Each option will contain more information about how it does or doesn’t fit into the Comprehensive Plan. For Committee consideration in the spreadsheet, only the citation to the section of the Plan will be included.

Agreed by consensus: Lloyd and Steve, and Ford if he is willing, will act as a subcommittee to implement the changes agreed to and further develop the assessment of options for Committee consideration.

Margaret expressed some reservation, indicating a preference for a workshop format that any committee member could attend, but also saw the merit of a small group to further refine the information.

Ken said that the lost opportunity cost of options that don't include conservation need to be factored into the assessments. If developable acres of this parcel aren't conserved, an equal number will need to be conserved at a future time, with associated costs.

The date of the next meeting was tentatively set for October 10, 2017. Lloyd will contact Ford, Bruce and Chris (who left shortly before adjournment). If more people can attend a meeting on October 16 than on October 10, the meeting will be held October 16 instead.

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

Adjourned at 8:52 PM.