



Options for Wilson Pond Lot

**Wayne Open Space Committee
Public Input Meeting
Aug 14, 2018
Ladd Center**

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- **What is the Issue?**
- **What Did Select Board Ask Us to Do?**
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Description of the Land

- See maps in the room, and handout material
- 118 Acres; 1000 ft of lakefront
- Mature forest with some cutting
- Steep terrain with some good views
- Important habitat values
- Near other large conservation areas
- Significant all season recreation potential

Conservation Values of the Land

- Frontage on Wilson Pond
- Large tract adjacent to existing conservation lands
- Undeveloped between high ground and waterfront
- Recreation opportunities

Points of Interest

Geologic formations

Small streams

Beaver activity

Large Trees, pine,
hemlock, oak

Potential Outdoor Activities

Walking, birding, x-c skiing

Hunting

Picnic tables

Water access point

Handicapped access trail
(along contour line)

10 minutes from Village

What is the Issue?

- The Town Owns the Land
- What is the best option for the Land for the longterm interest of the Town?
- Because this is a complex question, Select Board empaneled a Committee to review.

What were we asked to Do?

Directive was:

- Research/Develop conceptual plans (options)
- Estimate costs & benefits of the Options
- Seek Public input
- Report back to Select Board (Aug 30)
- Forward looking: Town owns, what to do?

What did we Do?

- Reviewed history of the acquisition and past information provided the Select Board
- Determined an amount for the Town's Costs = \$70K (see poster and handout)
- Reviewed maps, data, and developed options
- Boiled Options to five (see below)
 - After brainstorming many more
- Developed criteria for comparisons

What we did (2)

Obtained information on the market value of the land.

- These are midpoints of wide ranges
- Obtained several Estimates:
 - Tax Assessment. (Ca 2005) \$ 399 K
 - Les Priest: \$ 175-200 K
 - Eben Thomas \$ 275 K
 - Committee averaged to \$275 K
 - “Square off
 - small lots \$ 35K

What Options were Considered?

(not ranked)

- Sell to KLT for Town's Costs
- Sell outright – no conservation
- Town retains, sells 2 lots (<20 A. Total)
- Town retains, easement to KLT
- Town Forest
 - Suboption: sell “square off” lots
- *Mixes of these ideas possible*

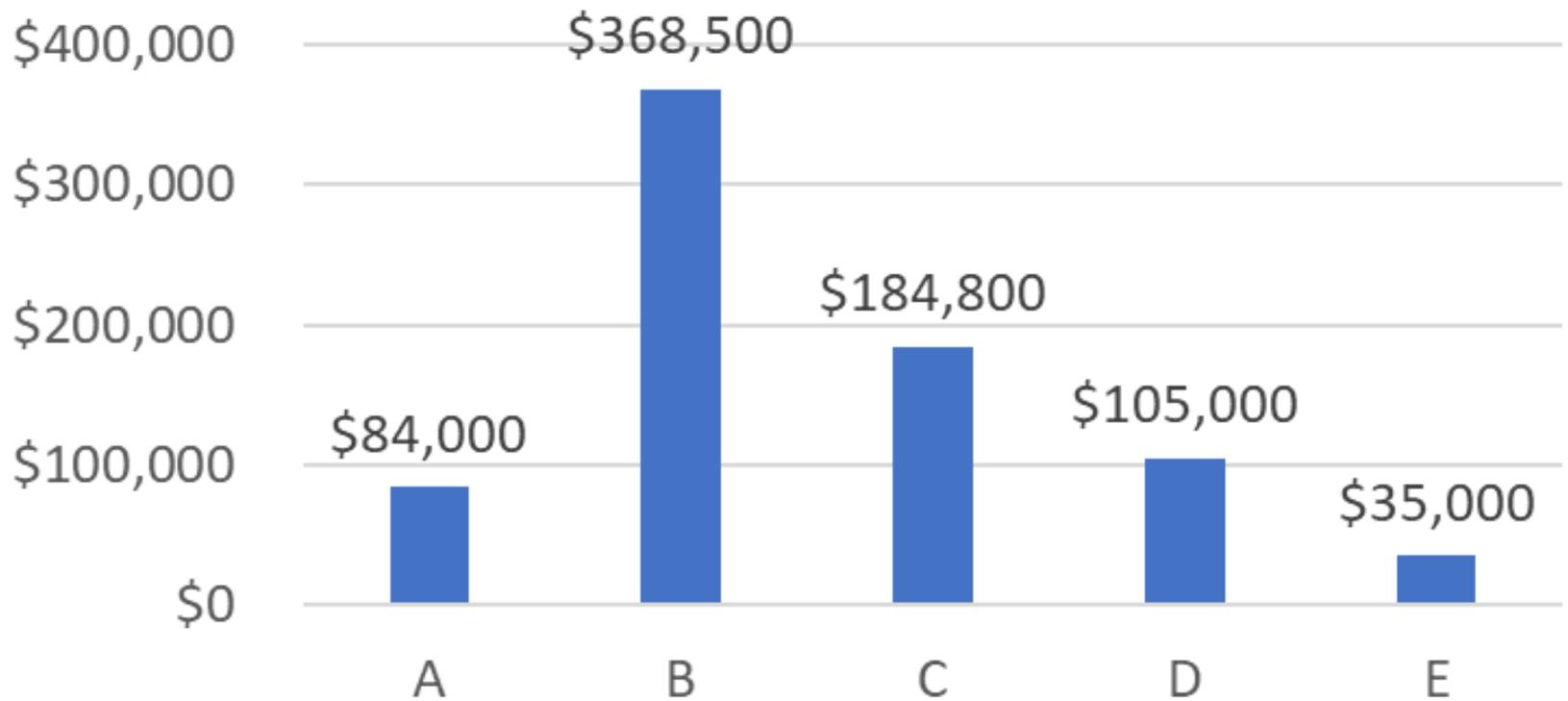
Now we are at the public input stage

- Are there other options?
- Other criteria that are important?
- Other information we should consider?

Criterion	a. Sell to KLT	b. Sell Outright	c. Sell 2 lots; easement on 80% (+/-)	d. Town keeps, sell easement	e. Town keeps and Manages
Recovers the 70 K	Yes	Yes	Yes	Yes	No (7)
Align w. Comp Plan	Yes	Minimally(5)	Yes	Yes	Yes
Recreation access and management	Yes	Not guaranteed	Yes	Yes	Yes; maximum Town control
Upfront cash yield	Moderate	Highest Possible	Moderate	None beyond 70K	None (7)
Annual Revenue to Town	Low	Could be the highest	Moderate	Low	Low
Lowest upfront cash cost To Town	Yes (4)	Low; recovered by sale.	Low	Possibly highest	Low
Predictability(1)	High	Modest	Moderate	High	High
Secure conservation longterm (2)	Yes	Not guaranteed	Yes	Yes	Yes (6)
<i>Duration of benefit</i>	<i>High</i>	<i>Moderate, some tax rev in future</i>	<i>high</i>	<i>high</i>	<i>Uncertain</i>

Note: consult separate document Tentative Options Comparison Table for footnotes and also well as the Options descriptions. The descriptions in this table chart are not precise comparisons.

ESTIMATED 20 YR NET TOTAL REVENUE TO TOWN



See Options Sheet

What Happens Next?

- Committee analyzes work to date plus tonight's input,
- Develops recommendations & completes report to Select Board (Aug 30)
- Select Board Drafts Town meeting Warrant by Sep 4
- Public Hearing in October
- Warrant on Ballot Nov 6 Election

Thanks for Coming

- Please follow developments on Town Website:
- www.waynemaine.org
- Please let us know further thoughts in writing after you've absorbed all this material.