

BROX COMMUNITY LAND NEEDS COMMITTEE MEETING
January 6, 2014 – Meeting Minutes
Town Hall, Board of Selectmen’s Meeting Room, 6:30 PM

MEMBERS PRESENT: Tim Finan, Chairman; Audrey Fraizer (Conservation Commission); Justin Wisbey (MCAA Fields Committee); Dan Ayotte (MCAA Fields Committee); Jerry Guthrie

MEMBERS EXCUSED: Tom Sloan; Rick Riendeau

STAFF: Bill Parker, Community Development Director

Chairman T. Finan called the meeting to order at 6:35 PM.

1. Approval of Minutes – December 5, 2013

A motion to approve the minutes of December 5, 2013 with minor corrections was made by D. Ayotte and seconded by A. Fraizer. Unanimously approved.

2. Conceptual Plans – Jerry Guthrie presentation and discussion

T. Finan asked J. Guthrie to present the conceptual plans which he prepared based on Committee discussions and submitted land area needs from the prior meetings and past documents and information.

J. Guthrie gave an overview of the existing site conditions and some discussion on topography, slopes and grades, drainage, and wetlands followed. J. Guthrie pointed out that in the potential area set aside for schools there was a good-sized relatively flat area suitable for development, and that the property sloped towards Great Brook on the southerly side. J. Guthrie noted that he reviewed the existing 2005 conceptual plan relative to slopes and grades.

J. Guthrie presented several concepts:

Concept A: included all recommended community land uses, inclusive of trails, except for Public Works. Concepts B and C included a DPW site in the location of where Cemetery land is set aside on the 2005 conceptual plan.

Much discussion followed as the Committee focused on what it felt were good land use locations and layouts from each plan. The Committee felt that it wasn’t critical to lay out exact footprints of facilities, but felt that the concepts gave a very good idea of how facilities such as the Fire/Emergency Services substation, recreation fields, possible middle/high school location, trails and open space areas, a Public Works facility, and cemetery space could be arranged.

B. Parker was asked to find out how much land was actually needed for a Fire Substation as the Committee looked at the area south of the existing Heron Pond

Road as a potential location for both the substation and a recreational field in close proximity to Heron Pond School.

The Committee felt that Concept B had the preferred Heron Pond Road connection and allowed plenty of space for parking. Concept B also lent itself to the phasing of development. The Committee discussed the location of Public Works to the far east as opposed to co-located with the substation. The Committee further discussed how phasing of development could occur. B. Parker noted that the Town is moving forward with putting a reauthorization of the 2007 warrant articles that allowed for the sale of earth materials to fund infrastructure for the community lands, based on the 2005 study and that the phasing and reclamation from that work will need to be tied in with facility development.

After much discussion, the consensus of the Committee was to direct J. Guthrie to develop a concept that:

- Is a combination of Concepts B and C with DPW located to the 2005 cemetery land area,
- Indicate a recreation field adjacent to the Fire/Emergency Services substation,
- Indicate the pathways, trails, and open space connections throughout,
- Shift the location of the Heron Pond Road extension southerly to create a greater open space/conservation area adjacent to the Heron Pond wetlands.

J. Guthrie stated he would do so and work with Community Development on the scale of the base plan and in copying and have a plan ready prior to the next meeting.

3. Report Outline

B. Parker distributed a draft outline for the Committee's report that is due to the Planning Board by January 31, 2014 and stated he would have a draft report ready and sent to Committee members prior to the next meeting. The report will consist of an introduction, the 'update' and conceptual plan, and recommendations.

4. Next Meeting Date

The Committee set the next meeting date for Thursday, January 23, 2014 at 7 PM in the BOS Meeting Room.

There being no more business T. Finan adjourned the meeting at 8 PM.