

Open Space Land Acquisition and Farmland Preservation Committee

Meeting

August 11, 2022

7 p.m. Town Hall

Minutes

1. Call to order at 7:00 p.m. Present were committee members: Dawn Adiletta, Roger Gale, Amy Monahan, Emilie Hebert, Crystal Adams, Chandler Paquette, Charlene Perkins Cutler. Others present: Jay Swan, Ray and Pam Morgan, Michael Chito, and Richard Roberts, town attorney.
2. Appointing alternate to active member: **There was a motion by Roger Gale, seconded by Amy Monahan to appoint Emilie Hebert as an active member. Passed unanimously.**
3. Approval of the minutes of July 14, 2022: **There was a motion by Roger Gale, seconded by Crystal Adams to accept the minutes as presented. Passed unanimously.**
4. Public comment:
 - a. Ray and Pam Morgan expressed their interest in participating in the discussion of the Quarry Road property. Dawn Adiletta explained that such discussion would need to happen in executive session, and would largely be committee questions to the town attorney with no action expected. Ray Morgan also wanted to know if there would be an opportunity for them to discuss any decisions made in executive session once the committee had come out of said session. Pam Morgan had a question regarding whether if the town sold to a Trust, could the Trust later sell the land; Rich Roberts spoke to that issue.
 - b. Michael Chito of Quinebaug told the committee that he owned two lots on Lake Bungee with a stream running through them. He is interested in purchasing the two town-owned lots that abut his property. Dawn Adiletta drew his attention to the open space ordinance and gave him a copy, and she also outlined the process and departments he would need to consult when contemplating building on those lots.
5. Woodstock Locally Grown Day: Thank you for Roger Gale and Crystal Adams for hosting our small display. It was very hot but a constant breeze and shade from adjacent booths made it more comfortable. However, the heat was a factor in people coming to mingle around the booths; more chose to drive through the parking lot.
6. Wyndham Land Trust and Quarry Road Parcel: discussion reverted to the Executive Session.
7. Committee reports:
 - a. Conservation Commission: Crystal Adams reported that Eversource has chosen Woodstock as one of eight towns that will be getting extra tree trimming services due to its frequent power outages. The Conservation Commission asked questions about whether Eversource would replant trees that were taken down with native pollinator species; response was yes.

- Concern was expressed about the impacts on Rte. 169, a National Scenic Byway; Eversource is working with CDOT on that aspect. A representative of the power company will attend the Aug. 22 meeting via Zoom.
- b. Board of Selectmen: Chan Paquette reported that the primaries were a good tryout for a new polling place. The Board has gone out for bonding \$2.5 million for bridge projects and hope to go out to bid soon; Peake Brook Rd., Hopkins Rd. and Butts Rd. are prioritized.
 - c. Agriculture Commission: Emilie Hebert reported that they are working on defining “farm stores” in advance of Planning & Zoning taking up the topic for consideration. The group is trying to develop an annual event to support agriculture since Celebrating Agriculture is no more.
 - d. Recreation Committee: Amy Monahan reported that the last concert of the summer is next Friday at Roseland Cottage. Other programs are ramping up for the fall, including after school activities, holiday events and volleyball.
8. Executive session: **There was a motion by Roger Gale, seconded by Amy Monahan to go into executive session. Passed unanimously.** Committee entered executive session at 7:30
9. **There was a motion by Roger Gale, seconded by Emilie Hebert, to come out of Executive Session. Passed unanimously. Executive session ended at 8:30**
- There was a motion by Roger Gale, seconded by Crystal Adams to formally table the Wyndham Land Trust/Quarry Road agenda item until the town attorney and Board of Selectmen take action to update present ordinances. Passed unanimously.**
10. Adjournment: **There was a motion by Charlene Perkins Cutler, seconded by Crystal Adams, to adjourn the meeting at 8:35 p.m. Passed unanimously.**

Respectfully submitted,

Charlene Perkins Cutler