

TOWN OF SOUTHEAST
OPEN SPACE ADVISORY BOARD
SPECIAL MEETING - AUGUST 20, 2008
CIVIC CENTER - 7:30 PM

Attendees: Milly Nugent, Chairman, Kerry Cunningham, Don Burrows, Cherie Ingraham, Ann Fanizzi, Richard Honeck, Facilitator, William Ford, Town Assessor

Guest: Betsy Ryder, Representative, Ryder Family

NOTE: This special meeting was called in anticipation of Town of Southeast Board action scheduled on August 21st on the Purchase of Development Rights for Ryder Farm. Open Space Advisory Board action on the proposal was deemed a significant ingredient in guiding deliberations on the merits of the proposal by the Town Board.

Town Board action was necessary as a prelude to presentation on August 25th before the Physical Services Committee.

Preliminary to discussion with Ms. Ryder, the details of the proposal was reviewed by Bill Ford. Each of the Advisory Board members had received a copy from the Chairman in order to facilitate discussion.

Discussion then ensued between Ms. Ryder and various Advisory Board members which included further clarification of the details of the proposal, the involvement of other government entities - the county - and open space advocacy organizations and possibly the family itself in gaining state approval of the proposal. Some of these concerns centered on the county's approval and contingency plans should that effort meet with opposition. Ms. Ryder indicated that the family was ready to meet its obligations in the matter.

Additionally, concerns about the accessibility of the farm were allayed by Ms. Ryder, assuring the Board that the farm is currently accessible to the public and will continue to be. Public funds were being expended from the Open Space Fund and Board members wished assurances that public would have full use of the farm.

Suggestion was also made of possible ceding of 10 acres to the Town by the Ryder Family in the future. Ms. Ryder indicated that she would bring that proposal to the Family Council.

Benefits accruing to the environment and to the public were then discussed. The purchase of development rights would preclude any development in perpetuity; would connect significant environmental areas already preserved i.e. Putnam

Land Trust parcels and would maintain a significant piece of the area's historical farming and cultural legacy.

The Chairman thanked Ms Ryder for her efforts and then the Board deliberated on the information provided. Most significantly, each of the Board members discussed the merits of allocating the \$325,000 town portion against the criteria established by the Board for outright acquisition of properties or in this case, the purchase of development. Each of the Board members completed the criteria sheet and appended their names.

Having fulfilled the majority of the 14 categories satisfactorily, the Board voted unanimously to formally present a letter of approval before the Town Board on August 21st, strongly supporting the proposal to purchase the Ryder Farm Development Rights.

The Board agreed to develop that letter jointly via e-mail and have the Chairman read the letter on behalf of the Board the following evening at the Town Board meeting That letter is appended to the minutes of this meeting.

The meeting adjourned approximately at 9:30PM

Respectfully submitted.

Ann Fanizzi, Secretary