

**Town of Bridgewater Open Space Committee
December 14, 2021, 7:00 pm
Final Meeting Minutes**

Attendance:

Committee Members present: Eileen Hiney, Chair, Maureen Minasian, Kevin Mandeville;

Members absent: Nicole Holmes, Lauren Webb

Guests: Monica Bentley, Pat Neary, Melissa Ramondetta, Rob Battista

Call To Order: A quorum was present. The meeting, conducted on Zoom, was called to order at 7:05 pm. (The meeting was inadvertently not recorded.) Eileen noted that town staff, Josh McGraw, has offered his assistance with posting minutes, sending meeting notices to committee members, and setting up Zoom meetings. He also created letterhead for the committee and provided the town meeting agenda template. His help is most appreciated.

Approval Of Meeting Minutes: A motion to approve Minutes of the October 13, 2021 meeting was made, seconded, and unanimously approved. (There was no quorum for the meeting scheduled in November.)

Public Comment: Guests were invited to comment on agenda items and did so under the business topics below, as noted.

New Business:

Lake Nippenicket:

Lakeside Drive site visit:

On December 5th, Eileen met with Joan Pierce, Land Agent for the Southeast District of the Mass. Dept. of Fish and Game, Division of Fisheries and Wildlife, to visit the town-and State-owned property on Lake Nippenicket, at the end of Lakeside Drive. Joan pointed out that a sign prohibiting public access to the driveway in front of the Keith house does not accurately reflect the property lines for the town-owned property. She has spoken with town staff about the need to have the property surveyed to protect the town's interest. Pat Neary said she believes a survey was completed when the property was acquired by the town and has copies of plot plans for the area that she can share.

Proposed restaurant:

In late 2019, a proposal to build a restaurant on Route 104 on the shore of Lake Nippenicket was submitted by the Claremont Companies. At a joint Zoning Board/Planning Board hearing held in 2019, many people objected to the proposal, which was subsequently withdrawn. In November, residents of Lakeside Drive were invited by Claremont Companies to an "Open House" to review revised plans for the restaurant. Committee members discussed whether the Open Space Committee should consider submitting comments once the proposal is re-submitted for consideration. It was agreed that Lake Nippenicket is an important Town open space resource and the OSC should review any proposals that might impact the Lake and take appropriate action.

Zoning Revisions:

Revisions to the town's zoning ordinances have been under consideration for some time. Melissa Ramondetta brought to the committee's attention her concerns with: 1. the definition of "Open Space" under the section that deals with "Open Space Conservation Development" (Section 11); and. 2. with the inclusion of buffers within the definition of "developable" land within a tract. (Section 8.3.5) These

provisions apply only to projects that seek approval under Section 8.3. Eileen will contact the Planning Board to get additional information about these sections.

Old Business

Hanson Farm.

A second site visit at Hanson Farm was held on 11/ 29 so that representatives of Wildlands Trust could view the property. In attendance were: Bob Hanson, David Hanson, Scott McFaden and Erik Boyer, from Wildlands Trust, Michael Dutton, Jennifer DeBoisbriand, Eileen Hiney, Gina Guasconi, Carlton Hunt and Kevin Mandeville. As a next step, Jennifer will set up a meeting of the involved CPC and OSC members and town staff to create a plan and assign duties for this project. Scott recommended that, while the appraisal does not need to be done immediately, the town should engage an appraiser as soon as possible as appraisers are extremely busy.

Tree Committee. No report as Nicole Holmes was absent.

Town website. No report as Lauren Webb was absent.

Wyman Meadow Site Visit.

Immediately following the Hanson Farm site visit on 11/29, Scott MacFaden and Erik Boyer met with Eileen Hiney and Maureen Minasian at Wyman Meadow on Plymouth St. The site visit was limited due to the presence of hunters, but the group was able to review detailed 4'x 3' plans drawn up for the Natural Resources Trust of Bridgewater in 2002. Looking at the plans, it was possible to come up with preliminary ideas about how a partnership between the town and the WT could provide greater access and amenities at this town open space parcel while providing access to the adjacent WT North River Preserve. Another site visit will be conducted later this winter. (The hard copies of the NRTB plans were loaned to WT for their review.)

These plans are at: <https://www.bridgewaterma.org/DocumentCenter/View/4332/2002-Wyman-Meadown-Map> Also available is a "Wyman Meadow Conservation Area Management Area Plan and Handbook" written in 2002 at: <https://www.bridgewaterma.org/DocumentCenter/View/2437/Wyman-Meadow-Parkland-Plans?bidId=>

Canoe launch at Sunset Drive

Monica Bentley, a member of the Taunton River Stewardship Council, reported at the October OSC meeting that she has brought up to the town the idea of a canoe launch at the end of Sunrise Drive. The OSC was in favor of writing a letter of support for this idea. Monica reported that before looking into this any further, the town will set up a meeting to discuss the feasibility and acceptability of this with the residents of Sunrise Drive sometime in February.

Next Meeting

The next OSC meeting will be **Thursday, January 20, 2022 @7:00 pm**. (Note: Jan. meeting was subsequently cancelled.) Hereafter, OSC meetings will be held on the 3rd Thursdays at 7:00 pm.

Adjournment

The meeting adjourned at 8:10 pm.

Submitted by Eileen Hiney