

McLean Land Management Committee
Meeting Minutes: May 13, 2009
Conference Rm 1 Town Hall

Members Present: Harlan Carere, Richard Pichette, Andy Healy, Steve Kidder, Martha Moore, Wes Ward, Ellen O'Brien Cushman

Others Present: Gene Record, Kit Dreier, Ann Paulsen, Rosalie Kerr, Nancy Dunham, Dix Campbell, Jeanne Mooney, Roger Wrubel

Meeting convened at 7:15 pm

Financial Status

- Harlan presented a summary of his work to develop a cash flow.
 - All a cash basis
 - 2 \$12K per year cell rental income/ current balance is \$39K
 - 2 \$54K balance on Cosman Gift Fund
 - 2 \$93K cash position
 - 2 Iterated specific assumptions regarding trash, mowing, tree work, herbicide, projects using one time cash payments, capital costs, mapping, kiosks, etc.
 - 2 Summary is that we have 2 quarters of cash if no grants.
 - 2 Estimates approximately \$300K is needed to sustain this level of activity

Cell Tower

- Ellen reported that she had "discovered" that the Metro PCS permit was approved by the ZBA, without any input from the LMC. According to Jeff Wheeler, Community Development, the approval will be corrected to state that the antennae must be flush-mount, not stand-off.

Trail 1 Coal Road/Emergency Access

- 3 Ellen reported that the Fire Department refused to release Trail 1 as emergency access. Mowing of the Fire Roads immediately is required. Ellen will pursue prices with Heritage Fields, only 1 day work would be expected, including some limited hand work (likely totaling only \$1000 at most). If we can save mobilization fee and get the fire roads done right away, the LMC will agree.

Mowing of Fields

- 3 Motion made, seconded and voted unanimously to accept proposal by Heritage Fields for \$2300 to mow the Heart-shaped meadow (CR half), Great Meadow and the barn meadow. The desire is to have this accomplished as soon as possible. Payment will be made from the Gift Account.

251 Mill Street

- A brief discussion of 251 progress was held. Ellen has sent the RFP draft to Glenn Clancy and Peter Castanino in hope of comments, hasn't heard back yet.
- Whereas we had previously been informed by the Fire Dept. that there was no oil tank on the site, photos now provided by the Fire Dept show a tank as well as asbestos wrapped pipes. This changes the disposal and process. Question? Can we just push in the foundations given this condition? Ellen will continue to work with Town officials to accomplish the demolition and hopefully construction of parking/access.

Trails Working Group & Signs/Access Working Group

- The LMC voted unanimously to join the Trails working group with the Access/signage working group. Bob Delise has volunteered to help lead this new group with Tom Grimble, chairman of the Trails group.

Volunteers

- We are fortunate and grateful for the volunteers and efforts of our dedicated citizens. The LMC briefly discussed methods of encouraging volunteers, perhaps a "Friends of" group, modeling after the successful Rock Meadow efforts, etc

Alternate Trail 12A

- Considering a trails walk to decide on the exact route of the new 12A because of the eroded lower section of the Pine Allee, pedestrian only access to Trail 11 across the meadow, Mill Street Connector.

Rules and Regulations Working Group

3 Martha provided an interim report of the working group, conducting interviews and gathering information from experienced property managers. Full report expected in June.

Name of the Property

- At the request of several people, Ellen initiated a preliminary discussion of naming process. She suggested that instead of zeroing in on specific names, we should mention values we'd like to display/preserve in a name if we choose to pursue it. Members of the LMC present did not feel strongly that naming should be a priority but several citizens present felt strongly about the issue. The JKR Fund had apparently approached the Historic District Commission to endorse their preferred name, which was indeed voted by the HDC.
 - Values the LMC and citizens present that any renaming discussion properly represents all the values the LMC would like preserved in a name, specifically:
 - Accurate and informative
 - historical recognition/evidence
 - Property ownership
 - galvanizing effect for fundraising
 - implicit understanding of naming commitment within the structure of the original deal
 - recognizing legacy of stewardship and allowing public and open access
 - property ownership by public
- 2 could "sell" the naming rights for trails, features, but not desired for the entire property
- 2 Open to combination names that reflect these values

Meeting adjourned at 8:38pm.

Recorded by Ellen O'Brien Cushman, Chairman