OFFICIAL MINUTES:
Eliot Conservation Commission
Eliot, Maine 03903

DATE: May 6, 2015
APPROVED:

OFFICIAL MINUTES: Business Meeting

FINAL

RECEIVED
AUG 20 2015
BY: Wendy Rawski, Town Clerk

OFFICERS:
Chairman: Kimberly Richards
Vice chairman: Glenn Crilley
Secretary: Claudette Moran
Treasurer: CJ Cogswell

Meeting was called to order at 7:05PM at Town Hall

In attendance: Jeff Duncan , Kim Richards, Claudette Moran, Ernie Bruneau, Orland McPherson, and alternate member: Connie Weeks. Jack Murphy (BOS)

Absent: Valerie Nardone, Glenn Crilley, CJ Cogswell

Guest: Darrell DeTour, steward coordinator for GWRLT, Jennifer Fox, Jamie McPherson

FINANCIAL REPORT: no information available due to treasurer's absence

PAST MINUTES: accepted as amended for April 1, 2015

LIBBY LAND: Jeff mentioned that the sketch of the project plans/proposal to subdivide the lot was in front of the planning board. According to the plan, the front 20 acres are to be developed first with twenty-one stand-alone buildings. The sketch was approved. There are two steps left: the Preliminary and the Final.

With the ECC trying to preserve the land, Darrell De Tour was asked as to what we could do. He said there was no magic bullet. Once a P&S was signed, it was difficult to alter as it is a legally binding contract. He mentioned a number of approaches that can be taken including: (1) approach the developer and negotiate to purchase the total piece of property or a portion, (2) review if there are state or federal monies available to negotiate a price and, in the negotiations, add sufficient time to seek these funds that could apply to this property, (3) Trust for Public Lands is a nationwide land conservation group that can help communities by helping organizations to conserve their land. Typically they advise a town, they meet with the developer and agree on a price, they help to ensure that due diligence is done. There is a cost to their work. Greg Capparossi in Portland should be contacted.

Great Works sees this as a local issue and that someone needs to take on the work of doing a public campaign involving bonds. The townspeople need to be educated so they know the cost to the individual. A lot of information can be dispersed through pamphlets as well as at various sites around town.
Jennifer suggested that the back 60 acres might be eligible for aid.

Darrell suggested we talk to Greg Capparossi and MNRPC.

The ECC should put pressure on the Planning Board to ensure that all development requirememts are met.

The Comprehensive Plan includes protection of Libby Lane and protection of wetlands. The Libby soil should also be checked for its value; to see if it is prime agricultural acreage. If there are good soils the town might be interested in the land. Trails could also be made on the land. Darrell said he would check the soils using current maps.

Some consideration should be given to what other values to the town this land might have, such as: Community Gardens or Community Farms. Usually this needs to have water available for the plants as well as availability of parking for the users.

If the ECC looks at seeking grants, it must be kept in mind that there is a timeline for all applications.

WAIVERS: The concern arose that the Planning Board as well as other groups in Town seem to accept a lot of waivers rather than holding the people to the town ordinances.

Kim will contact Greg Capparrossi of the Trust for Public Land as well as MNRPC.

Jamie McPherson said he would like to come to the meeting with Greg Capparossi.

A Dog Park is being developed for an Eagle Scout project by Chad McGregger.

PUNKINTOWN: Kim has the list of all the landowners for the Punkintown area.Kim will contact them inviting them to come and dialog at our June meeting. This issue needs to be resolved before Great Works will consider looking at an easement. The ECC has the BOS backing regarding this. With a Great Works easement, the Town could not sell the property but would continue to manage it.

The ECC voted unanimously to pay Jeff's expenses for his trip to Alfred, Maine as he researched the deed(s) on Punkintown Lane.

BANNER: Kim will get some options together for an ECC vinyl sign for our table at the voting days as well as Eliot Festival Days and other occasions.

JUNE VOTING DAY: The following was suggested as some items that could be out on the ECC table: GWRT information on conservation easements, Goodwin Farm and the need to raise $100,000 with $50,000 to be matched by Bongarden , information on the Johnson lane/Town Forest.

YORK WILD AND SCENIC: this project is moving forward. There is a 3 year study (cost $300,000) that will look at the gaps regarding the watershed.
Tad Baker will fill –out cards to send to the state historical commission for the record.

DEVELOPMENT PROJECTS: Two new projects:

1) Senior Citizen building by the Post Office. – want to increase the size from 11,600 \sf to 12,500sf; also include 10 parking areas and put a roof over it, also

have equipment storage and add 10 more parking spaces by the garage which would also be covered parking.

2) Lot near NAPA- two buildings 10,000sf for a specialty food distribution business and parking (Modernist Cooking by Jamie Wang)

Growth Ordinance- to be voted on Tuesday.

Kim will let us know if there is to be a special meeting once she contacts Greg Capparossi.

OLD BUSINESS: none

ROUND TABLE: none

NEXT MEETING: Wednesday, June 3, 2015 at 7:00PM at Town Hall.

Meeting adjourned at 9:18 PM

Respectfully submitted,
Valerie Pardone on behalf of
Claudette C. Moran
Secretary, ECC

cc: Eliot town clerk
Commission Members
Commission File