



**LEILANI CRAFTS ULRICH**  
Chairwoman

**TERRY MARTINO**  
Executive Director

Draft Minutes  
Park Policy & Planning Committee  
February 2015 Agency Meeting

## **MINUTES OF THE PARK POLICY AND PLANNING COMMITTEE MEETING February 13, 2015**

The Committee meeting convened at approximately 10:15 a.m.

### **Park Policy and Planning Committee Members Present:**

Committee members in attendance included Committee Chair Sherman Craig, Richard Booth, William Thomas, and Designee Bradley Austin, Department of Economic Development.

### **Other Members and Designees Present:**

Presiding Agency Chair Arthur Lussi, Members Karen Feldman, Daniel Wilt, and Designees Dierdre Scozzafava, Department of State, and Robert Stegemann, Department of Environmental Conservation. Agency Chairwoman Leilani Ulrich was absent.

### **Local Government Review Board:**

Fred Monroe, Executive Director, Local Government Review Board.

### **Agency Staff Present:**

Executive Director Terry Martino, Counsel James Townsend, Deputy Director Planning Kathy Regan, and Associate Natural Resources Planner Matthew Kendall.

### **Approval of Draft Committee Minutes for January 2015**

A motion to approve the draft committee minutes was made by Member Booth and was seconded by Designee Austin. All were in favor.

### **Park Policy and Planning Division Report (K. Regan)**

Ms. Regan briefly reviewed the monthly activity report for the Planning Division which was included in the monthly mailing packet to the Board.

### **Town of Wilmington-MA 2014-03 (M. Kendall)**

Matt Kendall reviewed the proposed map amendment area. Member Booth asked how far the Hamlet boundary was from the proposed area. Member Booth noted that slopes run through the area and make it difficult for development.

Presiding Agency Chair Lussi asked if there was an existing road that leads to a sand pit area. Mr. Kendall responded affirmatively and noted it was a small forest road. Mr. Lussi stated that the road should be shown at the public hearing.

Member Craig concurred that when staff goes to public hearing, the center section between the slopes should be noted to indicate there is access. Counsel Townsend noted that the evidence of private roads is not a determinant, therefore this is why staff is approaching it this way. Mr. Lussi asked why the existing houses are presented through the photos but not the road. Mr. Kendall responded that forest roads are not considered a land use determinant.

Presiding Agency Chair Lussi asked if former uses such as a gas station are taken into consideration. Mr. Kendall responded historic land uses are considered when looking at the character of the area.

Member Booth asked how far the Hamlet boundary was from the road intersection shown in the photo presented. Staff responded approximately 1.5 miles.

Committee Chair Craig asked if there were any topics that should be included in the public hearing presentation. Counsel Townsend responded this is the initial step in the process.

Presiding Agency Chair Lussi asked how the alternative proposals are developed; what the process is in their development. Counsel Townsend responded there is no preference for alternatives but they are identified by staff and are included in the DSEIS preparation. The request from the Town is to reclassify the area from Rural Use and Low Intensity Use to Moderate Intensity Use.

Motion was then called to approve the DSEIS prepared by staff and proceed to public hearing. The item was moved by Member Thomas and was seconded by Designee Austin.

Member Booth noted each of the proposed areas are severely limited, and the Moderate Intensity Use proposal miles away from the Hamlet area does not seem feasible but he agreed the proposal should proceed to public hearing. Member Feldman concurred. Mr. Booth added that cautionary language should be added which recognizes the unique land use determinants associated with the proposed alternatives and should not be generalized in any manner in future proposals.

Member Feldman then asked if the number of acreages proposed is considered larger than average. Presiding Agency Chair Lussi noted the meeting process is odd and felt that the Board should not be expressing individual opinions. However, he added, if a Town makes a proposal, it is important for the Board to comment on it. All were in favor of moving the item for consideration by the full Agency to accept the DSEIS and proceed to public hearing.

**Old Business**

None

**New Business**

None

The meeting was adjourned at approximately 11:05.