

Community Preservation Committee
Meeting
January 7, 2015

Members Present: Cyndi Andrade, Betsey Whitney, Paul Terrio, Betty Lehan, Dan Crafton, Tom Terpstra

Members Absent: Andrea Langhauser

Visitors: Donna Jones, Vozella family, Barbara Bartholomew

Meeting was called to order by Cyndi Andrade at 7:30 p.m.

Copy of Agenda Attached

Ron Vozella addressed the Board regarding the sale of **387 Main Street** which consists of 18.6 acres surrounding Comey's Pond in City Mills. He showed a 1920s plan depicting the land bordering the RR tracks: former hay and wheat fields, which have become pine forests over time. Ron told the land's history and pointed out the existence of an old cart road. The Vozella family is considering turning the land into conservation or dedicating it for recreation in order to "help the Town of Norfolk". Their parcel is 81,000 square feet of buildable but not approved land which is still in its natural state. The Vozellas have not reached an asking price although they remarked that quite a while ago it was appraised at \$799,999 but "they don't expect that much". The property has been surveyed but no bounds exist; there used to be a stone wall and fence which are now gone, one stake still remains. Cyndi Andrade questioned as to whether they wanted the entire piece restricted or would they want multi-use? The Vozellas would like a portion maintained as open space but yes, they would like to see ball and soccer fields. Also yes, they understood that recreational use did involve partial "stripping" of land but that is acceptable to them. CPC's next step is a site walk in better weather. Dan Crafton commented regarding the former potato fields: possible arsenic contamination would have to be assessed.

Barbara Bartholomew updated the Committee regarding **Fales Memorial Park and Highland Lake**. Both panels are installed and car "pull-offs" are officially allowed.

Barbara displayed samples of trail maps for both sites. A tentative date of Sunday, April 26, 2:00 P.M. has been set as the formal Opening of Fales Park, to be held at the park's entrance on Campbell Street. Barbara next addressed the Committee with a proposal for **ground radar scans of Norfolk and Pondville Cemeteries**. Both cemeteries already have inventories: all of Pondville and the "old section" of Main Street Cemetery.

Barbara's proposal is that a ground radar scan be used to locate burial sites that are not visible. The radar scan will help to possibly identify unknown graves and also free up space to use in the future. Barbara has become aware of a man named Robert Perry of Hudson New Hampshire, who has a company called "Topographix" (recently has done work in Sudbury). She believes it would involve 2-3 days' work at @\$1,600. per day; including mapping would bring the price to \$\$2,000./day. Barbara would like to budget \$10,000. for 5 days of work, if needed. Locating unidentified graves in the Old Section of Main St. Cemetery could lead to linking them with already identified family markers.

Unknown, buried markers might be found and excavated, adding to our knowledge of who lived in the area in the past and when.

Regarding the **Highland Lake Dam**: At the moment, the DPW is controlling the dam's gate. Beavers are also "doing their thing" but beaver removal has to be approved by the Board of Health. Kevin Roche is willing to sell all of his rights to the dam and all the

Regarding the **Highland Lake Dam**: At the moment, the DPW is controlling the dam's gate. Beavers are also "doing their thing" but beaver removal has to be approved by the Board of Health. Kevin Roche is willing to sell all of his rights to the dam and all the property he owns, i.e., "all of his holdings on Campbell St." for \$150,000. (The Town assesses him at \$190,000.) Barbara pointed out the value to us of the 2 sites up for offer: 1) historic: contains part of the Walpole foundry and paper mills and 2) there is a stone foundation dating back to 1741, of the James Blake Blacksmith Shop which still exists almost in its original form. The goal: get control of the dam, get the State to let us do what was done *at Mirror Lake: the dam there became part of the Dept. of Natural Resources of the Commonwealth of Massachusetts. Also, a goal is to get rid of the "sleuce way" (a trench directing water), clean it all out as it is ugly and possibly dangerous, grade it, plant grass and to repair the "Grindle" (a water by-pass). Barbara has asked the DPW for a price to do the work but as yet, does not have a response. Dan Crafton commented that all of this would have to go before the Conservation Commission. CPC members agreed that we all need to make another visit to the site and have Bob Maghee visit a CPC meeting. Barbara will approach Bob again as a follow-up to their December discussion. Then, she will go before the Board of Selectmen and get back to CPC.

Donna Jones reported to the Committee that **Town Hill Walking Tour** is in progress; she is still deciding upon sites to be included. Donna will present a formal Proposal to do the work at our February meeting.

Open Space and Recreation Survey: Cyndi reaffirmed the deadline as January 31. So far, only 161 Surveys have been returned and the goal is 200. So, attempts will be made to advertise for folks to get their Survey in by the 31st.

Regarding the **Gray @ Marshall Street Conservation Restriction and a "Baseline Documentation Report"**: No information has been received back from Jack Hathaway. Cyndi will follow-up, again. A "Baseline Documentation Report", being prepared by Charlie Wyman, is like a topographical assessment for the property at Marshall Street for the purposes of conservation restriction.

Tom Terpstra motioned to adjourn at 9:30 p.m., seconded by Betsey Whitney. Voted unanimously.

Minutes compiled by Betsey Whitney, filling in for Michele Thoener.

Betsey Whitney, Clerk