

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE (OSAC)  
MONDAY, JUNE 28, 2010 – 7:30 P.M.  
ROBBINS LODGE, MAIN HOUSE  
4005 HIATUS ROAD, DAVIE, FLORIDA**

**MEMBERS PRESENT**

Kathy Cox, Chair  
Linda Greck, Vice Chair  
Wayne Arnold  
Donald Burgess  
Tim Lee  
Christine Pellicane  
Toni Webb

**MEMBERS ABSENT**

Paul Greenbaum

**STAFF AND GUESTS PRESENT**

Phillip Holste, Program Manager  
Braulio Rosa, Public Information Office  
Barbara Hartmann, Recording Secretary, Prototype, Inc.

**MOTIONS INDEX**

**Approve the Minutes of May 24, 2010**  
**Motion to Adjourn**

**Page 1**  
**Page 14**

**1. ROLL CALL**

Chair Cox called the meeting to order at 7:35 p.m. Roll was called and it was noted a quorum was present.

**2. APPROVAL OF MINUTES**

**2.1 May 24, 2010**

Chair Cox made a clarification on page 4, 1<sup>st</sup> paragraph, in the sentence beginning, "FDOT had originally proposed to expand the road and provide bridges." It should read "provide crossings" over the canals instead of "bridges."

**Motion** by Mr. Arnold, seconded by Ms. Webb, to approve the minutes of May 24, 2010, including the comment by the chair. In a voice vote, the **motion** passed unanimously.

### 3. LIAISON UPDATE

Urban Farming Task Force: Mr. Holste remarked that his first item was the Urban Farming Task Force. Ms. Webb, who is a member of the Task Force, reported there were several presentations at the meeting, and then she deferred to Mr. Burgess. Mr. Burgess stated that he is a member of the Task Force representing the Green Energy and Environmental Committee. Mr. Burgess reported that the Task Force focused on proposals for use of the various sites, focusing on Batten's Farm. He presented a basis to the Task Force for Request for Proposals, and Mr. Andresky provided the Town's form RFP with the intent of merging them together for the Bid Spec Committee. Then the document could be sent back out to the Task Force members for review prior to their next meeting. At that meeting, the Task Force would be ready to send out the RFP, specifically for uses of Batten's Farm. Ms. Webb contributed that the Task Force tried to limit their focus so that they could zero in on a specific project.

Ms. Webb reported that one of the presentations was on vertical gardening, which she said was very impressive and would work well for people with patios or poor soil. Mr. Holste remarked that Batten's Farm has arsenic in the soil which exceeds residential standards. He said there was a Declaration of Restrictive Covenants on the property revised at the last Council Meeting concerning farming and a Farmer's Market on the property. He will get the DRC to the Broward County next month for their final approval. Ms. Webb reported that the arsenic-absorbing ferns were brought up also at the meeting, and they could be useful and inexpensive. She will bring in research on it. Mr. Burgess also reported that there was a discussion of mixing new soil into the existing soil, or removing soil and then retesting it for arsenic levels.

Mr. Burgess noted there is a Memorandum of Understanding with the Friends of Davie Farm Park to work with other groups such as the Project Stable and Farm Bureau. There is a long list of potential things to consider.

Skate Park: Mr. Holste reported that regarding the winning skate park bidder, American Ramp Company, didn't have any examples of projects done by them in Broward County. They have completed projects in Palm Bay and other parts of Florida.

Southwest 26<sup>st</sup> Street Trail: Mr. Holste said they are trying to get the Weekleys to build the trail now, so they have done an elevation survey of the roadway. The crown of the road's elevation would serve as the desired elevation for the trail. They will provide a trail cross-section and ask them to come back to them with a proposal whereby the Weekleys will build the trail and the Town will perhaps make a concession to get it done.

Devine Parcels: Mr. Holste noted that the Capital Projects Department is updating the site plan. No other information was available.

Griffin Bridge: He got an update from Capital Projects which indicated that they received a proposal to come up with a construction estimate from another consultant at this time. The previous consultant's proposal to design the concrete box culverts exceeded the Town's cost limits. Therefore, the Town has chosen a different consultant to design the project.

Mr. Holste brought up the question of a guard rail being installed. It is anticipated a guard rail will be incorporated into the new design if it is allowed by South Florida Water Management District and Central Broward Water Control District.

Silver Lakes Park: As recommended in May, this Committee asked the Town Council to pursue asking FDOT for surplus property at no or low cost to the Town. The Town Council did approve this recommendation at their June 16, 2010, meeting. Staff has been directed to contact FDOT, take their property through the surplus process and get it at the lowest price possible. The process will take at least three to four months, and he will provide monthly updates.

SW 14<sup>th</sup> Street Trail: Mr. Holste recalled that last month this Committee recommended dividing the trail up into phases and moving forward with construction of it. This was brought up for discussion at the June 15, 2010, Town Council meeting. At this time Public Works is preparing multiple resolutions pertaining to the trail, along with cost estimates which will be presented to the Town Council at their July 21, 2010, meeting.

At the last meeting, Ms. Pellicane had asked if the Safe Roads to School grant money could be used for that project and Mr. Holste reported that the funding cycle closed on April 30, 2010, for anticipated funding in FY2015. He suggested that if the Committee wanted to pursue that funding route in the future, the Town in cooperation with the local school would have to establish a Safe Road to School committee with three meetings in a school year in order to submit an application.

Liberty Park: Mr. Holste reported that the bid went out and the bids are back in. Hopefully by the next meeting he will know who won the bids and when that will go to the Town Council.

Sunny Lake Bird Sanctuary: At the last Council meeting, there was a New Business Item talking about the bidding of the invasive plant removal (Phase 1). It will be going out to bid soon and they are hoping to have the project complete by November, 2010.

Ms. Webb asked if any arrangements were made to study if the birds will like the trees they put back. Mr. Holste said he was not aware of any. Mr. Burgess had done some research, contacting several noted ornithologists regarding prospective plants and they reported that the "birds determine what is acceptable." He noted that at Long Key ESL, birds are "all gone" but the birds are doing fine in the Everglades, so maybe they should choose trees such as those found there. There was a short discussion on roosting areas and the presence of birds.

Mr. Holste described a difficult dynamic - the need to get rid of the invasive vegetation and at the same time keep the desirable animals. He referred to an article in a recent *Sun Sentinel* dealing with that issue. Ms. Webb wondered if the criteria for removing invasive vegetation could be reconsidered. Mr. Burgess responded that there is a similar issue at Snyder Park in Fort Lauderdale. They have a Partners in Preservation grant to remove invasive exotic vegetation and replant with natives. The exotics spread from large single plant monocultures that do not provide food for animals, and soon die off with a tangle of vines covering them. However, he noted, the native vegetation provides flowers for butterflies, fruit for wildlife and so forth. Ms. Webb countered that some animals use invasives for habitat. Mr. Burgess said they are clearing a few acres at a time so that animals can find a new habitat at Snyder Park. Regarding Sunny Lake, he remarked that a rookery or roosting area is there, and they are looking into a phasing of the exotic vegetation removal if the State will permit it.

Mr. Arnold asked about the cost of the skate park. Mr. Holste replied that the project was bid out at \$80,000. \$40,000 was asked to come from District 2 Open Space bond money, and \$40,000 from Parks and Recreation Impact Fees. He then relayed a little history of the funding.

#### **4. OLD BUSINESS**

##### **4.1 Open Space/Parks/Trails Guide – Braulio Rosa**

Mr. Rosa recalled that the last time he had attended there was discussion about redoing the old book for trails, so they looked at several ideas, including pricing. He said that personally he likes the map that looks like the flood insurance mailout, but bigger and more detailed, which would still be manageable. They could do separate maps: one for recreational trails and one for equestrian trails and fill it up with map, legends, GIS points, and zoom in on specific trails.

They also considered a Parks and Recreation-type mailout where there would be a more zoomed map of each trail along with updated descriptions of points of interest and any GIS coordinates. The prices range from \$8,500 to \$12,000 for 5,000 copies.

The other map would run about \$1,200 for 5,000 maps. Both publications will be in full color. A 17 x 22 map would be around \$1,900.

Another sample he showed would be about \$5,000-\$6,000. Mr. Rosa liked the feature of doing a tandem map, getting more exposure with 39,000-40,000 maps which would be mailed out to every resident. Depending on the Committee's goal, they might want to consider this as a marketing tool. This is the map he recommends.

Ms. Pellicane wondered if they were thinking of putting the map across two pages in the booklet, and Mr. Rosa said they were and they could look up each trail's description in the book. Ms. Pellicane suggested they could pull out the two-page map and take it with them.

Mr. Rosa added that if they choose the one he recommends and add another \$5,000 for mailing, then the total cost would be between \$10,000 and \$12,000 to get it out to the entire community. He said it is great exposure for the trails. He also mentioned that the Town is working on their strategic and marketing plan and coming up with a "brand" for the Town that will elicit emotions. This is a trend amongst municipalities and counties around the country.

There was a discussion about the pros and cons of different types of maps from a functionality standpoint. Many liked the idea of an "exploding" or zoom feature with a full-town map. Mr. Rosa said he would have to look at the mailing cost for that type of map. He could find out what the mailing cost would be for 39,000 of them and email the information to Mr. Holste. He would print at least an extra thousand so there could be some on hand.

Chair Cox questioned spending that amount of money to mail a booklet that will only be kept by a small percentage of people. Mr. Rosa proposed meeting halfway; he agrees that it is sad to expend the effort and then have people toss it.

Mr. Arnold commented that he thinks the larger map is the way to go, as many people do not know where things are in Town. Space permitting, the map could show where to enter different trails. It would encourage people to participate, and this is how to build future involvement with Parks and Recreation trails. Mr. Rosa suggested having a short message from the Committee on the map. Mr. Arnold proposed reproducing the map with the "Davie Update," and having a column from the Chair, as this would give people a connection with the trail system. Chair Cox agreed to write a short piece promoting the trails.

There was discussion of having a central email address for residents to communicate with the Committee. Mr. Rosa suggested having such emails be forwarded to the Liaison. It was brought up that maybe a page on the website could include suggestions, or questions and answers. Chair Cox thought she could include that type of idea in her column.

Ms. Pellicane remarked that this whole project may bring out the bicycle riders and help promote bicycle safety.

In deciding which format to go with, Ms. Webb said that if they cannot afford the "flip book," then they should go with the larger formatted trail map. There seemed to be consensus on that, noting that the Town is so large, that it is hard to get everything on a small format. Mr. Rosa will get prices and mail it to everyone with some different options so they can decide how to proceed. He is thinking of a "giant map" on one side with the "exploded" maps on the back.

Mr. Holste brought up the quantity to order, noting they want to be sure to have enough for the next few years. Chair Cox added it would be good to have proposed trails included on the map, and it would be easier to update than a book. Mr. Rosa said it could be easily updated every two years or so.

**4.2 Conservation Easements (moved to later in the agenda at the request of Mr. Holste)**

**4.3 Emergency Trail Markers**

Mr. Holste reported that they plan to order at least 100 markers to cover the Town facilities. There are 14.3 miles of trail that they identified in November 2008 – they will do 5-foot red markers with reflective numbers on both sides of the marker every 1/5<sup>th</sup> of a mile so riders would never be more than 528 feet from a marker on the trail. He remarked that doing signs at the beginning and ends of trails would not work, as the trails are basically endless. They would potentially cement them in so they would stay. Also, they would order enough so that they would be able to replace any that were damaged.

Ms. Webb suggested a yellow sign with black lettering, as it is more visible, and Ms. Pellicane noted that red fades. It was also noted that red and green have the same tonal qualities, so that is not good for somebody who is color blind.

By consensus, the Committee decided on black lettering on yellow.

**5. NEW BUSINESS**

**5.1 OSAC Goals**

Chair Cox announced that Mr. Holste had provided her with the 2009 Annual Achievement Report. She said they could retain the information therein as goals and recommendations and what is anticipated. It covers the items that she was concerned about and she invited Committee members to add to it.

Mr. Arnold inquired if drinking water protection was included in the goals. Chair Cox replied that they are looking for specific goals for this Committee within the purview of what it is dealing with, which is open space. The Committee's overall mission statement, though, might include something like water protection.

**6. SUBCOMMITTEE REPORTS**

Chair Cox noted that Silver Lakes was already covered.

**7. AGENDA ITEMS FOR NEXT MEETING**

Chair Cox asked if the Committee wanted a meeting in July. She decided to wait until after they discuss the easements for a decision.

## **8. COMMENTS AND/OR SUGGESTIONS**

Chair Cox reported that she talked to Mr. Diez about the Bergeron trailhead on 100<sup>th</sup> Avenue, and found out there is horse trailer parking on the north end of the park that is not usable because the Town planted oak trees in the access point. Tree Tops is closed two days a week and the reason they made the park on 100<sup>th</sup> Avenue was to have an alternative. Either the hitching posts had to be taken down (as they block access) or the oak trees would have to be removed. The posts were not in great shape so they were removed, and now there is access. Specifically, this is the small Bergeron Park on Nob Hill.

### **4.2 Conservation Easements (taken out of order)**

Mr. Holste asked the Board how they wanted to go through the conservation easements preservation. He had passed out a draft earlier, a modification of the Van Kirk document. He took out the wetlands, as that seemed most sound legally. He also provided Florida statutes relating to conservation easements. Chair Cox said she would prefer to go step by step. She suggested starting out and seeing how far they get. If they do not finish, everybody can take it home and they will finish it in July.

Mr. Burgess directed the Committee's attention to Page 2, Item 3, Prohibited Uses, of the draft document, where it says "except for the activities provided for in Section 4 these are prohibited." He noted that that wording is how to get around a lot of those matters, similar to the licensing procedure, where you mention a use in another section. Mr. Holste said that he provided the Virginia document as a reference, a good resource he found online that provides different examples of various uses.

Mr. Holste mentioned that staff was directed to come up with a conservation easement in cooperation with the Committee and he wants the Committee to have as much involvement as they want. He said it sounds as if they want to do individual conservation easements, and if they can come up with one for a specific site, then they can build on that. He suggested Reflections Park as a start. Another matter to consider is who holds the easement. It may be the Town Council's decision as to whether to go with a third party or governmental agency. Broward County might be a good option to hold the easement if they are willing to, as they are local and understand the area. If a non-local nonprofit agency is involved, they probably would not know what is going on.

Chair Cox noted when they embarked on this project, the rationale was to protect all the Town's open spaces. She wondered if there was priority pieces involved. Mr. Holste replied that there were six or seven Tier One sites that were selected, Reflections being one of them, even though he does not think it is in danger. He thought it would be easier to do that one for a starter.

There was discussion about the Land Trust getting involved, although it is unlikely at this time that the Trust has the strength to protect an easement. Vice Chair Greck was concerned about attacking a simpler property just because it can be done with less discussion. Her reason is that once they have an initial template, more complicated ones may not be addressed adequately. She thinks they should start by looking at the Tier One properties which are at the shortest-term risk, try to determine the purpose of the conservation easement and classify them as to what elements are needed for each easement in their documents.

Mr. Holste informed the Committee that there are six parks in Tier One. Chair Cox remarked that the Huck Liles site is the one under the gun right now, and wondered if the Committee wanted to tackle that one, which is a tough one or something easier. Mr. Holste contributed that the fight over Huck Liles is going to be what area to put the conservation easement over, not necessarily the terms of the easement. Chair Cox cautioned that as they go through the process, they need to be wary of tying their hands and be sure to allow room for flexibility.

Mr. Burgess noted that the language in the draft was standard language except Section 4, and they could easily make it site specific by adding several criteria for different areas such as agricultural or natural areas. The other important criterion was mentioned on Page 5 at the top where it addresses "Modifications." Broward County has restrictive covenants on some easements, although nobody holds the easement.

Vice Chair Greck reiterated the importance of working on the easement for Huck Liles. Chair Cox said alternatively, they could do Reflections and then work on Huck Liles for the July meeting. After discussion, the Committee decided to go forward with Reflections with the help of Mr. Burgess.

Mr. Burgess commented that they need to establish what the prohibited uses are and what the permitted uses are. Reflections would be a recreational facility, but they need to decide what Huck Liles would be.

Vice Chair Greck remarked that at Huck Liles they are trying to protect the open space, but also insure that the space is able to be utilized as a support space for activities going on at the Rodeo Grounds. Recently the Huck Liles area has been used for parking and most of that they would want to retain. Chair Cox mentioned that the CRA wants to do a road around the outside plus there are drainage issues to consider. If the drainage is not done on the piece to the west, then there will be a hole dug somewhere in Huck Liles. Chair Cox would like to see the two areas left green, but does not want to preclude the building of a new Town Hall where the existing paved parking lot is.

Chair Cox returned to the Reflections issue. Mr. Holste reported that at Reflections they currently have basketball, playground, volleyball court, multi-purpose area and a picnic pavilion and parking lot. Chair Cox wondered if they adopted the draft language, if it would preclude them from building a restroom at some point. Mr. Burgess suggested including that in the

Vice Chair Greck remarked she is less opposed to protecting the vast majority of the interior of Huck Liles and allowing the external (the roadway to a degree) and improvement in the drainage. She would like to see something sensible. Chair Cox commented that the Town paved parking lot on the current Town Hall site would provide part of that. She said she thinks they are looking at the Huck Liles piece as the conservation element with the existing road that splits it in two.

Chair Cox asked the Committee for their feedback on landscaping or planting trees on the site. Ms. Pellicane suggested that putting in some trees would be taking it back to a more natural state, and would provide shade for horses if horse trailers were parked there. Mr. Burgess said the perimeter planning should be such that it does not limit movement in the interior.

Chair Cox brought the discussion back to Reflections again, encouraging the Board to come up a plan. Mr. Holste projected an aerial map of the area, and they discussed the various areas of the park in relation to the map.

Following are some of the ideas generated during discussion of the aerial map:

- The red line is the parcel boundary of the park.
- If they wanted to add a restroom sometime in the future out of that 30%, the basketball court would be included in the 30%, as would the parking lot and multi-use trail. Thirty percent would cover pretty much what is there, plus a bathroom. The Town Council and/or staff and/or the local neighborhoods could decide what they want there in the 30%.
- Chair Cox declared that “the impervious area should not exceed 30%” would be their recommendation.
- Vice Chair Greck wondered if it was necessary to restrict placement of additional items to the area they are looking at, and not have anything built in the middle of the park. Ms. Pellicane said they could suggest that 50% of the open space would remain contiguous.

Chair Cox said that their job is to preserve the open space, but they cannot dictate to the neighbors what goes where. She said they should not put so many restrictions on it. In the case of Robbins, they could be more restrictive, as that is concerned with preserving habitat.

Mr. Burgess commented that Item 4B-i addresses utilizing “best management practices,” and that could be interpreted as design criteria.

Mr. Lee agreed that the neighbors will have a lot of input with a park like Reflections. Chair Cox added that the small pocket parks were not originally meant to be in the open space program. The program was originally designed to preserve agricultural uses, environmentally sensitive property and archaeological sites. As time went on in the Committee, their role was redefined.

Mr. Holste remarked that he does not want to restrict things too much, as the Town does not have a management plan for all of these parks. The Town Council's objective was to protect the sites as parks and open space, not define what the future uses of every site would be. Too much restriction could make the parks obsolete down the road, as no one knows what sports or activities will be popular 50 years from now. Legally he is confident that the language in his draft is fine, as it was mostly from a previously approved document. Staff will be preparing the final easements based on the Committee's input, but he added that he does not think each easement will come back to the Committee for its approval. He recommended that the Committee should probably have different purpose statements for different parks, and Section 4 will probably be where the most changes will be made. Furthermore, regarding the Huck Liles property, perhaps the Committee would consider going through it in parts or portions.

Ms. Pellicane thought perhaps a better method would be to read through the draft document, as it touches on property taxes and foreclosures and other situations, rather than starting with a property. Mr. Holste mentioned that is why he suggested starting at the top and working their way down through the document.

There was a short discussion on who would be responsible for taxes and maintenance. Vice Chair Greck noted it was the responsibility of the grantor to pay the taxes and maintenance. They may even set up an endowment fund to cover those costs. It was noted that the Town does not pay property taxes.

Mr. Burgess asked about leased properties, and Mr. Holste answered that Robbins and Leroy Collins Park are leased. Also, Mr. Holste mentioned that the leaseholders will have to start paying taxes on these properties. He does not think the Town would ever pay taxes on Silver Lakes, as the Town leases it from FDOT.

The Committee then reviewed a sample Conservation Easement document.

Page 1 – first paragraph: Mr. Holste suggested that if it is going to be the whole property, then they could strike “conservation area” and just call it “property” throughout the document or vice versa. He explained that “Broward County” was just used as an example.

Page 1 – In the “WHEREAS” section: Mr. Holste noted that if they want to be more restrictive as in the Virginia example, the appropriate language can be added. Mr. Burgess suggested adding “whereas” language for agricultural purposes for spaces such as Robbins or Davie Farm Park or Leroy Collins. Vice Chair Greck asked if all that would be included in Exhibit A or B, and Mr. Holste replied that Exhibit A and B will be legal descriptions of the property.

Page 2 – In the “NOW THEREFORE” paragraph: Mr. Holste explained it will be either Exhibit A or B depending on whether it is property or conservation easement.

Page 2 – RECITALS: There were no concerns.

Page 2 – PURPOSE: Mr. Holste advised the Committee that he would create multiple purpose statements depending on what the site is, for example agricultural or recreational. Mr. Burgess suggested leaving it the way it is, as it is standard language that covers everything. The consensus of the Board was to create multiple purpose statements.

Page 2/3– Items 2a and 2b: There were no concerns.

Page 3 – Prohibited Uses: Mr. Holste remarked that is standard language, with a few modifications from the Florida Statute. Mr. Burgess noted that the description of Section 4 might be changed, and Mr. Holste suggested “Permissible Uses.” The Committee agreed. Chair Cox asked about 3a, and whether or not they could have utilities. Mr. Holste responded that Section 4 would say all the things that can be done, so it could be listed there.

Page 4 – Item 4, now “Permissible Uses” and Item 4a: Mr. Holste suggested that Item 4a could list the acceptable amenities or uses. Mr. Burgess suggested the wording “may include but not be limited to.” He added that some sites have a management plan and that by referring to what is allowed in the management or master plan would be a very generic way of covering the uses. There was a short discussion on sports fields or impervious surfaces being included and Mr. Burgess offered to look it over and come back with suggestions at the next meeting.

Items 4b, 5 and 6: There were no concerns.

Item 7, Acts Beyond Grantor’s Control: Chair Cox pointed out that they should be cautious about using the word “previous,” noting that could go back a long time. Instead, it should say something like “going back to the condition prior to the natural event.” It was suggested that they use the words “negatively impacted” or “damaged” instead of “injured.”

Property Taxes: There were no concerns.

Enforcement: Mr. Burgess asked what the County would be enforcing, and Vice Chair Greck asked if the venue would be exclusively with the 17<sup>th</sup> Judicial Circuit. Mr. Burgess answered affirmatively. Chair Cox suggested some research on the ordinances that need to be referenced.

Assignment: Mr. Burgess mentioned that the conservation easement would be one of the references there. Vice Chair Greck asked if the County could assign any other condition without the Town’s approval, and Mr. Burgess responded they could not. Mr. Holste added that it does allow for another entity to do that, but both entities would have to agree. Mr. Burgess remarked that what is in the document is standard language. Chair Cox suggested adding language to it, but Ms. Pellicane pointed out that they should be dealing with a “trusted” entity, so that should cover it. Mr. Holste said he would think about that issue.

Restoration: There were no concerns.

Maintenance: There were no concerns.

Severability, Written Notice, Terms and Restrictions: There were no concerns.

Modifications: Chair Cox recalled they had talked about a simple majority vote, and they need to decide at some point if they want to do that. Vice Chair Greck said that a unanimous vote would be too restrictive. There needs to be some wiggle room, as not everything can be anticipated.

To Have and To Hold: There were no concerns.

Page 7: Mr. Burgess suggested that "under attest" it should have "County Administrator, as ex-officio..."

## **7. AGENDA ITEMS FOR NEXT MEETING (continued)**

Chair Cox asked if they wanted to continue with the conservation discussion or start looking at individual pieces. Mr. Holste could construct something based on what they just discussed and try to plug it into several of the prioritized Tier One pieces. Mr. Burgess was curious if the Town Council was anticipating a sample easement, and Mr. Holste commented that they have not asked him for anything at this time. Mr. Holste predicted that the discussion will be on the actual property restriction on the Huck Liles property.

Ms. Pellicane thought that if they are going to "push one through," there will be a cost associated with it, so maybe they should do a small one first and see how much it costs. Mr. Holste explained that it would not cost that much as it depends on what area the Committee is giving the conservation easement to at Huck Liles. If it is on the area that excludes what the CRA is asking for, that legal description is ready to go. It would just take about an hour of legal time plus the recording cost. Vice Chair Greck added that their discussion would include the flexibility that Mr. Bergeron would want to retain. Chair Cox asserted that what the Committee recommends and what finally comes out of the discussion will be two different things.

Mr. Holste offered to bring back the final conservation easement based on the comments made at this meeting, and additional feedback. Chair Cox agreed that was a good route to take.

There was a discussion on which easement to tackle first, and the Committee decided to tackle Bergeron. Mr. Holste was asked where the "CRA area" is and he said it was on the south and eastern side - they are looking for 30 feet. Chair Cox suggested they go with that, sequester the rest as a conservation easement, and put out there what they think is doable and agreeable. If it gets shot down, they can start over. Mr. Holste volunteered that if that were the only topic for the next meeting, he could have a few more easements prepared.

Mr. Burgess recommended they work on specific WHEREAS clauses for that specific site, as it is more complex, and has a unique history. Maybe the others would use more of a template.

Mr. Lee suggested looking into the Grantee more, since a lot hinges on that. Mr. Burgess said that would probably have to come as a question from the Town or County Administrator.

## **8. COMMENTS AND SUGGESTIONS**

## **9. ADJOURNMENT**

**Motion** by Vice Chair Greck, seconded by Ms. Pellicane and Mr. Lee to adjourn the meeting at 10:30 p.m.

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Approved

  
\_\_\_\_\_  
Chair/Committee Member

[Minutes prepared by J. Rubin, Prototype, Inc.]