
Re: Selectboard minutes

1 message

Christine McDuffie <cmcduffie1945@gmail.com>

Sun, Sep 26, 2021 at 10:37 AM

To: Steve Hart <wsh9171@gmail.com>

Cc: Ralph Sweet <RFSWEET@aol.com>, "Jeffrey Greene (US)" <jeffrey.m.greene@pwc.com>

I dug out the conservation easement, and after reading it, I agree that the "Excluded Area" is just that - excluded from the easement (but it may still be under the purview of the DEP, so shouldn't that be explored?). As unencumbered developable property, is it taxed?

Chris

On Sep 26, 2021, at 8:33 AM, Steve Hart <wsh9171@gmail.com> wrote:

The idea is a new fire station plus. The Finance Committee will consider a proposal to fund a study on the project. I have not contacted MDEP.

On Sun, Sep 26, 2021 at 8:16 AM Christine McDuffie <cmcduffie1945@gmail.com> wrote:

What would be the purpose of a new "community facility"? Should the DEP be involved in consideration of any such development - because of their continuing role in the securing of the tank farm?

On Sep 26, 2021, at 8:11 AM, Steve Hart <wsh9171@gmail.com> wrote:

The excluded property is not bound by the conservation easement. So the current arrangement is not a violation of the easement. In my view, the current arrangement is in violation of the town's zoning. The proposed zoning change would correct that. The push for the zoning change starts with the idea of siting a new community facility on the site.

On Sun, Sep 26, 2021 at 8:05 AM Christine McDuffie <cmcduffie1945@gmail.com> wrote:

Thanks, Steve,

Is the current arrangement in violation of the conservation easement? Why is a zone change being contemplated?

I am including Jeff Greene, President of LIICA, on this.

Chris

On Sep 26, 2021, at 8:01 AM, Steve Hart <wsh9171@gmail.com> wrote:

Chris

At this time two local contractors are paying LICLOC to store equipment and materials in the excluded property. If the property was zoned I-B, any permitted or allowed conditional use could take place.

On Sun, Sep 26, 2021 at 7:56 AM Christine McDuffie <cmcduffie1945@gmail.com> wrote:

I want to correct Ralph's final sentence. I have no knowledge of any effort to allow businesses other than construction material storage in the Excluded Area. If that is being considered (which I repeat I have no knowledge of) would the storage of construction materials include other than town owned materials?

Chris

On Sep 26, 2021, at 6:30 AM, Ralph F. Sweet <rfsweet@aol.com> wrote:

NOTE: Hi Chris: I sent a copy of this e-mail to you yesterday but put the wrong address for you in the copy line. This is intended just for you and not for the List-serve or newsletter.

Ralph

-----Original Message-----

From: Ralph F. Sweet <rfsweet@aol.com>
To: wsh9171@gmail.com <wsh9171@gmail.com>
Cc: cmcduffie@earthlink.net <cmcduffie@earthlink.net>
Sent: Sat, Sep 25, 2021 5:12 pm
Subject: Re: Selectboard minutes

Hi Steve: I agree that Brian wrote that you noted that the the Planning Board will discuss a possible change in the zoning of the Excluded Area. Then Brian continues to write, "This would be the beginning step of possibly transferring back to the town this parcel of property for municipal use..." I apologize for interpreting this comment as if you were bringing up the idea of transferring ownership of the Excluded Area back to the town. This issue was poorly worded in the final deeds but it was agreed that the "exclusion" excluded the 4.1 Acres from many of the restrictions on the rest of the conservation property not the ownership of the 4.1 Acres. The 4.1 Acres is not without some DEP restrictions but not the more detailed DEP restrictions applicable to the remainder of the property.

I copied Chris McDuffie on this reply because Chris and I were both involved in the clean-up of the conservation area and its final possession by LICLOC. She may have information about an effort to allow businesses other than construction material storage to be established in the Excluded Area.

Ralph

-----Original Message-----

From: Steve Hart <wsh9171@gmail.com>
To: Ralph Sweet <rfsweet@aol.com>
Sent: Sat, Sep 25, 2021 12:30 pm
Subject: Selectboard minutes

Ralph

Just read them. Your interpretation was correct. But what the Planning Board is considering is only changing the zoning of the parcel from Recreation-Open Space to Business.
Steve

--

Steve Hart
wsh9171@gmail.com
207-420-4744

--
Steve Hart
wsh9171@gmail.com
207-420-4744

--

Steve Hart
wsh9171@gmail.com
207-420-4744

--
Steve Hart
wsh9171@gmail.com
207-420-4744