

Town of Westminster
Massachusetts 01473
Crocker Pond Recreation Area Committee
January 5, 2022

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TOWN OF WESTMINSTER

Members Present: Heather Billings, Kathleen Brennan, Mary Ann Falconer, Sharon Lewis, Pat Streeter

Others Present: Jim Walker, Chris Jeggie, Stephanie Lahtinen, Bob Francis

Invoices: Town of Westminster (camera parts) \$59.26, \$179.99, \$1,361.91

Bob Francis would like the Town to sell him back parcel B, and would like access to his property, parcel D. Parcel D was not part of the sale by him to the Town due to the presence of wells monitoring hazardous waste.

Bob gave his recollection of the history of the sale of his land to the town. Bob stated that the Board of Selectmen at the time, Preston Baker, Thomas O'Toole and Lorraine Emerson assured him that an access road would be built off of Old Depot Road within two years. Bob sold parcel B to the Town for \$1, to be used as part of the access road. He and the town made a verbal agreement to give the Town a two year easement on his driveway and bridge off of South Ashburnham Road onto Crocker Pond Recreation Area land. Town Council would not support the two year, temporary access language during the negotiation, so it was not recorded in the deed, or in any other document.

Bob stated that it is his recollection that in 2007 an endangered wood turtle was found in the area of the proposed new access road, so the road was not built.

Kathleen asked Bob what his plans for the land were. Bob said that he would like to build a road to parcel B where he would like to store state required emergency remediation supplies that he is required to have for the dam, and eventually build a shop. He indicated that it is his intention to build a driveway from parcel B to parcel D. Parcel D would be for agricultural use such as hay or Christmas trees.

Sharon asked about the prospect of subdividing parcel B due to the fact that the pump track is in that area. Bob said that instead he would be willing to grant some type of recreational easement to the Town and keep the pump track accessible to residents. He also discussed the possibility of extending trails through his property over to Oakmont Ave.

Bob stated that if the committee does not agree to give him back parcel B he would likely petition the town to get parcel B back.

Bob showed the committee a proposed route along the railroad tracks for the new access road off of Old Depot Road, and said he would build it according to Westminster subdivision code.

In other business, the committee discussed with Bob Francis the possibility of lowering the pond next year to help mitigate the milfoil. We will discuss this again before the fall.

Bob said the electrical poles on the dam will have to be taken down, therefore electricity will have to be run underground to the pond. The committee will investigate running Comcast cable lines underground at the same time, and will consult with the Capital Planning Committee about the need for a trench.

Mary Ann will draft the annual report.

The committee unanimously approved the FY23 budget.

Jim will create trail signs at an estimated cost of \$600. Kathleen made a motion to approve \$1,000 for trail signage. The committee unanimously agreed.

The committee will accept Powell's offer of sand for the beach area.

Kathleen recommended removing the black plastic border on the walkway and using sticky, clay like dirt for repairs. The committee approved \$1,000 for the maintenance of the walkway to be dispersed in FY22 and FY23.

Minutes approved: December 8, 2021

Next Meeting: January 25th, virtual via ZOOM, at 5:30pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mary Ann Falconer".

Mary Ann Falconer