

**Ingleside Utilization Committee
Meeting at Ingleside Property
November 28, 2017**

Present: Fran Murphy, Dawn Bilodeau, Guy Corbosiero, Ken LaBrack, Jane LaPointe, Dave Romanowski, Greg Vine

Public: Fletcher Harrington and Steve Rawson – Mount Grace Land Conservation Trust, Rick Lucier

Meeting was called to order at 5:34 p.m.

Minutes of 11/13/17 meeting approved

Mount Grace Land Conservation Trust

Mount Grace is a 30-year old non profit land trust that currently holds 32,000 acres in the north Quabbin area, including land in Winchendon.

Arrangements regarding land trusts are flexible and depend on what the land owner wants and what Mount Grace has the capacity to undertake. Mount Grace can provide guidance, advice and facilitation on what to do with the property. They work with property owners and with other smaller land trusts. They also have conservation agreements with Towns (something for us to learn more about). They do a lot and they can't do everything.

Their goal is conservation - to remove/save land from development and to keep it as natural as possible (i.e. don't want to add impermeable surface to the land). Conservation is not the same as preservation; i.e. forestry is acceptable under conservation; exceptions can be made for existing buildings. They are flexible and can be progressive in how conservation restrictions are applied.

Mount Grace has examples and experience we can look into and learn from: agreements with other Towns, accessible trail construction (Northfield), service learning/volunteer programs (they do a lot with schools), use of in-kind donations for materials/expertise/equipment and for grant matches, grants (i.e. DCR Recreational Trails, Community Fund of North Central MA), they can also recommend experts.

- They provided us with a handout on the DCR Trails Program – Trails Grant and advised that we involve DCR early in our planning. (Dawn has scanned and emailed these to the IUC)
- They advised that accessible trails require a lot of planning
- Some considerations in trail planning: clearing an existing route is basic, clearing trees requires dealing with stumps, needs for re-grading. A critical first step is to choose the route.

The IUC provided Mount Grace with a brief overview of our ambitions and status. This included

- The goal to maintain Ingleside as 1 property
- Emphasis on the role of volunteers in development and maintenance
- Service learning with the Winchendon School and with Winchendon Public Schools
- Intergenerational involvement
- ADA compliance

Mount Grace could help us informally: respond to questions, emails.

Actions: How to proceed more formally; to explore what is mutually beneficial:

1. Schedule a walk of the Ingleside property with Mount Grace before the holidays. Greg will coordinate with Mount Grace and keep IUC committee members informed
2. IUC to talk with the Town Conservation Commission or a member of the Commission. Decide if a conservation restriction is feasible. Then get back to Mount Grace
3. Mount Grace will do a remote assessment and a physical site assessment of the conservation value of the property. They will review the Master Plan prepared; were told about the link to this on the IUC facebook page. Fletcher will talk with Sarah about potential conservation interests.
4. Different towns have different arrangements with Mount Grace. The IUC can ask Fletcher or Sarah for names of other towns that have municipal agreements with Mount Grace

Old Business

Robinson Broadhurst Foundation Application

Jane handed out a working draft of the application and the July 2017 proposal to the BOS which contains cost estimates.

Actions:

- IUC members review the working draft application and get any edits, ideas, comments to Jane by December 7th
- Dave will work on the budget/costs for the application – i.e. picnic tables (\$300-\$500), Benches with pads (\$500-\$700), outside fitness trail equipment (handout from Ken, scanned and distributed by Dawn), trash cans in picnic area – or carry in/carry out rule?. As an example, GAR park budget was \$40,000 per year for 2 years
- Jane will finalize and distribute application to IUC members by December 10th for final edits and approval at December 12th meeting. Application is due at Town Manager's office on December 14th.

Next Meeting Agenda

1. R-B proposal/costs
2. Tenant caretaker for Ingleside
3. Actions and follow up: Mount Grace, Winchendon School, Membership, etc.

Meeting adjourned at 7:13 PM

Minutes Approved January 9, 2018