

Tom Lane spoke to the trail on Parcel #1 and Parcel #2 located along Brookside Road. This part of the trail system makes a nice loop. The Town would need access during school hours to groom the trail when needed. Mark Drapa advised that the easement will provide access. The easement does not specify specific times. Mark pointed out that the school benefits from the trails. He can't think of a reason why the new school district would not allow the maintenance to continue as it currently is because it benefits the students.

Ira Allen asked if the school currently uses all of Parcel #2. Mark advised that the school utilizes all of the parcel with the exception of a triangular piece.

Marilyn Thomas expressed concern with citizens and the Conservation Commission having access to the trails for recreation and maintenance. Dave Adams advised that the use agreement would allow the access and maintenance currently in effect to continue after July 1, 2017.

Mark Drapa pointed out State Statute dictates town expenses and school expenses be maintained separately. There have been times when the athletic fields have needed extensive work. He wants to make sure that the right thing is done as well as complying with the law.

Andre Roy questioned how to prioritize use of Parcel #2. The School District and Town Recreation Department use the property. The Essex Rec Department may become municipal. He wants to make sure that the Westford School and Westford Rec Department have priority.

Martha Heath stated that the school use policy gives the Rec Department first priority over the building and athletic fields when they are not being used by the school. Martha advised that the School Board for the new school district is in the process of developing policies.

Lisa Fargo asked that as the details are worked out, the Selectboard and School Board discuss how best to give the use to the School on Town-owned land.

Dave Tilton pointed out that discussions that occur between the Town and Westford School District are easy. After July 1, 2017 it will be the Town and CCSU (Chittenden Central Supervisory Union). He's not sure how much the CCSU will take into consideration Westford residents. Martha pointed out that it won't be the CCSU, it will be the Essex Westford School District. Mark Drapa stated that he struggled with the consolidation. He encouraged folks to not think of Westford giving up something, but rather gaining something. He pointed out that all the school districts are in the same situation.

Gordon Gebauer feels differently. He doesn't believe the lands comprising of the Essex school districts have the same distinction as the Westford School District does, being three separate parcels. He appreciates the viewpoint of what Westford will be receiving however feels what we have is unique and doesn't compare to what we will receive.

Carol Winfield feels that Westford needs to carve in stone what we want because of the disparity between the representation of Westford and Essex on the new School Board as well as the number of voters in Westford compared to the number of voters in Essex. She would like to make sure that things are as we want them before July 1, 2017.

Wendy Doane pointed out that the future cannot be predicted. She feels the best approach is to enter in to an agreement before July of 2017.

Mark Letorney feels that ownership of the property is the only way to guarantee the current use of the properties continues. He encouraged the Selectboard and School Board to focus on the easements and use agreements.

Martha Heath stated that it would be in bad faith if the Westford School District were to transfer Parcel #1 to the Town. It would be difficult for her and Andre to go to the new board and advise that Westford won't transfer any of its property to the new School District.

Dave Adams pointed out that if the School District transferred Parcel #2 and Parcel #3 to the Town, the property would be considered public land therefore anyone, including the School District, could utilize the property. Dave understands why it would be best for the School District to retain Parcel #1.

Mark Drapa feels it makes sense for the ownership to be with the entity that maintains the property. The athletic fields are part of the school and funded through the school budget. He feels Parcel #2 should be retained by the School District.

George Lamphere suggested a long term lease. The Town could retain ownership with clauses for improvements that need to be made. He would like the Boards to find out the pros and cons of this option.

Dave Adams feels the Town would take on a significant liability risk if all the parcels were transferred to the Town.

Andre Roy suggested exploring joint ownership.

Mark Drapa thinks it makes sense to focus on the easements and use agreements. Developing a good use agreement will dictate how the Town and School will use the property, including cost of maintenance.

Gordon Gebauer has confidence with the Town maintaining ownership of the properties rather than another entity that does not consist of Westford residents.

India Tresselt stated that if the new School District has ownership of Parcel #1, then the cost and liability would be spread out over the three districts. Otherwise, she doesn't think Westford would benefit from the cost advantages of the consolidation.

George Lamphere pointed out that if all three parcels are owned by the Town and the Town leases the building and land to the school, the lease could be set up in a manner that the school is responsible for the costs of operation and maintenance.

Tom Lane would like to see the boundary line of Parcel #1 adjusted to reduce the size of the parcel and the remainder of the land transferred to the Town and the School District would retain the smaller Parcel #1.

Peggy Rodgers doesn't see the benefit of a lease if the Town is the owner of Parcel #1.

Dave Tilton supports the School District retaining Parcel #1. He's not convinced that the Town should take on that liability even with a lease agreement.

Selectboard Meeting

June 8, 2016

Page 4

George Lamphere feels the school is the Town's largest asses, which means it would also be the Town's largest liability. A lot of tax dollars have been paid for the addition that was added, maintenance, etc. He agrees it will cost money to maintain without much in exchange but he would prefer the Town own the property.

ADJOURN

The meeting adjourned at 8:46 p.m.

Respectfully Submitted,

David E. Adams, Chair
Selectboard

Nanette Rogers
Town Administrator

**TOWN OF WESTFORD
SPECIAL SELECTBOARD MEETING
GUEST LIST**

Date: June 8, 2016

Name (please print)

Address

Andre Roy

School Bd Member

Ray Greddens

22 White Church Ln

Lori Johnson

" "

IRA ALLEN

Ch Allen

George Lamphere

273 Rollin Irish Rd.

Beth Lamphere

" "

Martha Heath

342 " " "

Eggron Gabauer

388 Old #11 Rd

Marilyn Thomas

284 Croyld

Carol Winfield

57 Bouffard Lane

Michelle Brennan

2004 VT Rt 128

Erik Brennan

2004 VT Rt 128

Barry Conroy

380 Cambridge Rd.

Sharon Von Bruns

380 Cambridge Rd.

Peague Bouffard

31 Bouffard Ln.

Dale & Peggy Rodgers

140 Huntlen

Louise Jensen

274 Cambridge Rd

TOWN OF WESTFORD
SPECIAL SELECTBOARD MEETING
GUEST LIST

Date: June 8, 2016

Name (please print)

Address

INDIA TRESSELT

251 HUNTLEY RD, WESTFORD

Andrew Fulton

251 Huntley " " "

Lisa & Matt Fargo

509 Woods Hollow Westford

Chris Friesen

51 Brookside Rd

Wendy Doane

5 Manley Rd.

Christina Frevette

24 Abbey Rd

Thomas Lane

888 Woodside Rd.

Bekah Gwozdz

222 Cambridge Glen Rd Cambridge

Mark Lerovery

1319 VT RT 128 Westford