

## Recommendations to the Board of Selectmen

- 1) Rocky Point should be transferred to the Conservation Commission, with recommended passive uses such as swimming, hand-carried boat launching, hiking, photography, and picnicking for small groups without fires, but to exclude overnight use and motorized vehicles.

VOTED 9 in favor-0 opposed

- 2) All other land should be transferred to the jurisdiction of the Recreation Commission with recommended passive uses such as trails for hiking and jogging, gardening, birdwatching, etc., and with limited parking and a possible Distributed Wastewater Treatment Facility (DWTF), both as described below. There should be no overnight use nor use of motorized vehicles. Trails as illustrated within the Tighe& Bond report should be constructed to provide the use of the land and access to the land and pond. DAAC recommends that funds be immediately appropriated to construct same, following approval by Town regulatory bodies with jurisdiction. (Please see attached from Tighe&Bond Report-Open Space Plan A)

VOTED 7-2

- 3) A feasibility study should be initiated to evaluate the technical and cost feasibility of the construction of a (DWTF) on the parcels. Desired system characteristics: (a) preferentially treats wastewater from homes proximate to Dudley Pond and the 7 acre parcel under consideration with septic systems that would not pass Title V inspection; (b) has a capacity up to 10,000 gallons per day; (c) provides the maximum economically viable reduction in nutrient load; (d) has minimal impact on recreational uses, minimal visual impact, and creates negligible nuisances such as noise and odor; (e) allows a collection system and connections to the maximum number of homes in the surrounding area. The study should identify viable financing schemes likely to be accepted by the Town and potentially affected residents and which incents residents to connect to the system. The study should provide sufficient analysis to provide technical and cost information alternatives for a Town Meeting vote.

VOTED 9-0

- 4) The Committee recommends that if the feasibility study justifies or supports that a DWTF is a desired outcome, the Recreation Commission would allow the easement for said facility.

VOTED 9-0

- 5) To facilitate public access, parking should be provided for two cars at Rocky Point and a four-six cars at a location that provides access to the recommended and proposed trails on Recreation land. Current signs and cement jersey barriers should be removed to encourage access. Trails as substantially illustrated within the Tighe&Bond report need to be constructed to provide the use of the land and access to the land and pond. DAAC recommends to the BOS, that funds be immediately appropriated to construct same. (Please see attached from Tighe/Bond Report-Plan A)

VOTED 9-0

- 6) Passive storm water treatment, if low cost, should be considered to divert storm water from Doran and Pond Roads into existing depressions at the side of the roads for sediment removal through detention and infiltration.

VOTED 9-0

7)

- a. The Committee recommends that no housing is to be built on the parcels.

**VOTED 4-5**

- b. The Committee recommends that the Selectmen, CPC or other elected/appointed committee work toward having CPA funds allocated and enacted for the purchase (and renovation, if necessary) of three permanently affordable dwellings/units in the proximate vicinity of the 7 acre parcel of land under consideration.

If within 5 years (running time from time of town vote approval), the recommendation B is not implemented, then recommendation C becomes the acceptable alternative.

**VOTED 6-3**

- c. The Committee recommends that the Selectmen set aside a parcel within the 7-acre parcel for future development of four units of housing. If financially feasible from a development perspective, all of these units should be affordable. No fewer than two affordable units should be developed at the site. The housing may either be developed on parcels (within the 7-acres) currently under the control of the Board of Selectman, or by packaging several parcels, one or more of which may be currently under the control of the Recreation Commission. The latter strategy of creating a suitable site for development could be achieved through a land-swap or another arrangement. Our preference is for the new housing to be built on parcels on the Route 27 side of the 7-acre site, as proposed by Tighe&Bond.

**VOTED 5-4**