

**LAND ACQUISITION & HISTORIC PROPERTY INVESTMENT COMMITTEE
DIRECTOR'S ROOM, LINCOLN CENTER
Thursday, March 28, 2024, || 6:00 P.M.**

Meeting Minutes

Members Present: Bob Kilpatrick (Chair), Zachary Reichelt, Eric Prause, Donna Kaffenberger, Jack Prior, Joel Janenda, Jeff Sullivan

Members Absent: Pat Kennedy, Dennis Schain

Staff Present: Emma Petersen, Principal Comprehensive Planner
David Laiuppa, Environmental Planner

Guests: Shelby Muraski, John Bolduc

Mr. Kilpatrick opened the meeting at 6:01 P.M.

Adoption of Minutes – September 28, 2023

The adoption of the meeting minutes from the September 28, 2023, regular meeting was deferred for review and will be considered for adoption at the next committee meeting.

Welcome and Introduction of New Commission Members

The Chair welcomed and introduced two new members to the commission: Jeff Sullivan from the Manchester Land Conservation Trust, and Donna Kaffenberger from the Conservation Commission.

Presentation and Discussion of Proposed Acquisition: 40, 50, 51, and 61 Farmington St.

Staff presented pertinent information regarding the proposed acquisition of 40, 50, 51, and 61 Farmington St. A Coldwell Banker real estate agent representing the property owner, North

United Methodist Church, was present to provide additional site context and address committee members' questions about the property.

The committee deliberated on the potential benefits of acquiring the property in relation to the selection criteria outlined in the committee's charter. After thorough discussion, the following factors were considered: limited connectivity to other town properties, imminent and desirable development potential due to the property's approved subdivision, multiple offers on the property, and limited value as wildlife habitat.

Mr. Prior proposed a motion for the committee to recommend against the acquisition of the property to the Board of Directors. The motion was seconded by Mr. Janenda. All members voted in favor of the motion.

Staff Update on Acquisition Inquiry of 122 Rock Ridge

Mr. Laiuppa informed the committee that he had contacted the property owner, but there is currently no interest in selling the property.

Update on Recommendations for Land Acquisition by the Temporary Committee on Trail Enhancements and Connectivity

Staff provided an update that the Temporary Committee on Trail Enhancements and Connectivity has completed two reports, including recommendations for land acquisition and trail enhancement. These recommendations align with the parcels identified on the priority and connectivity maps used by the Land Acquisition and Historic Property Investment Committee for decision-making.

Public Comment

Mr. Bolduc presented three opportunities to acquire property to enhance open space and trail experience on the Cheney Rail Trail. The committee expressed interest in learning more about the assessed value of properties at 61 and 65 Hilliard Street.

Mr. Prause and Mr. Bolduc presented a proposal to use committee bond funds to rehabilitate a historic stone-walled path on the Carriage Trail at Case Mountain. Staff confirmed that this repair work was identified in a Town plan to improve the Case Mountain recreation area. The committee requested staff to ascertain the estimated cost of these improvements and proposed a special meeting for further discussion. Mr. Laiuppa also suggested a review of the priority map to identify any necessary adjustments based on new information.

Adjournment

The meeting adjourned at 7:09 p.m.