

NEW ENGLAND
DEVELOPMENT
BROOKFIELD
PROPERTIES
09/25/2023 03:42

Rockland Open Space Committee Meeting 9/25/2023, Chaffee Meeting Room, Town Offices, 6:30 p.m.

Attending: Donald Cann, Chair; Mike Bromberg, Vice-Chair, George Anderson, Pam Titus, Kathy Kirby

Jess Caamano, Goulston and Storrs, counsel for New England Development/Brookfield Properties

Motion made by Ms. Titus, seconded by Mr. Bromberg, to approve minutes of 9/18/2023 meeting, voted unanimously

Mr. Bromberg presented a letter of concern to New England Development regarding various topics having to do with zoning changes proposed by NED and Brookfield Properties to be voted on at Town Meeting in November. Ms. Titus offered several suggestions for changes including: placing V. 18 at the end of the first paragraph; spelling out first time used the full wording of acronyms; insertion of "that" after "so" in the fourth line of the third full paragraph of page 2; eliminate "So" at the beginning of the fourth paragraph of page 2; eliminate "now due Corporate or Municipal greed in our opinion" from the last sentence of paragraph 6 of page 2; "Exhibit C" to head "2)" on page 3; eliminate "within 1 year" from the second sentence of "3)" on page 4 and insert "immediately with the recording of any deed of transfer of title, with a permanent Conservation Restriction. Failure to do so will cause zoning to continue as legislated under Ch. 291 in 2017. Grants of Restrictions are not acceptable." "8" on page 4- Change last sentence – "Any Memorandum of Understanding with NED/Brookfield Properties to be filed immediately with any transfer of title, to run with the land, in perpetuity. Failure to so file will cause zoning to continue as legislated under Ch. 291 in 2017."

Ms. Caamano advised that New England Development and Brookfield Properties are a joint venture for purposes of proposals at the former SWNAS.

It was agreed that both the Planning Board and the Select Board should be addressees on the letter and that it will be given to members of the Planning Board at the 9/26/2023 meeting. In addition to Exhibits "A" (map of proposed development and open space) and "B" (Article 7A 3.1(a) The area of land proposed to be developed under this Article 7A), the list of Conservation Land Prohibited and Permitted Uses" will be included as Exhibit "C."

Mr. Cann discussed possible outcomes of Town Meeting. The committee agreed that Natural Heritage permits and the MEPA process should be completed before rezoning is brought to Town Meeting by the developers so that citizens know exactly the contents of any plan on which they are being asked to make decisions. Subjects for and MOU were discussed. Mr. Bromberg noted that peat piles might be used to create a natural barrier with plantings to separated developed areas from open spaces.

Mr. Cann advised that Mr. Joubert of the Town of Whitman would like to discuss the former Girl Scout Camp property owned by Whitman in Rockland.

Next meeting scheduled for Tuesday, October 3, 2023.